FACILITY
DESIGN GROUP
Architecture & Construction

P: 02 4446 0777
E: info@fdg.com.au
A: PO Box 82, Cambewarra, NSW 2540
ABN: 75 083 999 624

STATEMENT OF ENVIRONMENTAL EFFECTS

Staged Upgrade works comprising Alterations & Additions to Enfield Olympic Pool
8A Portland Street,
Enfield

Prepared for

Burwood Municipal Council

August 2019

Statement Prepared by

FACILITY DESIGN GROUP - ARCHITECTS
Ph: (02) 4446 0777

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1. OVERVIEW

1.1. Summary

This Statement of Environmental Effects has been prepared for Burwood Municipal Council as trustee of the Enfield Olympic Pool, 8A Portland Street, Enfield, to assess the proposal to carry out alterations and upgrade works to the existing multi-purpose community and recreational swim centre.

The Council is proposing the upgrade works comprising alterations, addition and refurbishment works to the existing Olympic Pool complex. The works will be completed in a staged manner as denoted upon the submitted drawings. Estimated cost of these works has been budgeted at a maximum spend of $8.625 million.

The current asset has been assessed as requiring upgrade and refurbishment works. The nature and condition of the existing Centre indicates that while the premises has a number of strengths there is a need for works which will enhance and update the physical condition and appearance of the asset and ensure its continued service to the community into the future in a sustainable and compliant manner. In addition, the improvements will bring the facility into full BCA compliance and will not result in any change to the ongoing use of the site.

The proposed building arrangement has been developed to provide for a number of water spaces and an improved facility catering to the broader community and all age groups. The design has taken into account the existing facility, a refurbished entrance, supervision and management aspects, as well as the inclusion of a new plant room, new learn to swim pool, new multipurpose amenities building to compliment the aquatic component. Included with this dry space will be upgraded amenities, office space, kiosk, viewing area, multi purpose rooms, gym/weights room and staff facilities.

In preparing this proposal all urban design and planning controls outlined in the various planning instruments have been considered.

The statement examines the details, by taking into account the relevant matters for consideration under Section 4.15 of the Environmental Planning Act 1979 (as amended) including:

- Burwood Local Environmental Plan 2012 (as amended);
- Burwood Development Control Plan (BDCP) (as amended June 2018);
- The Environmental Planning and Assessment Act (as amended) 1979;
- The Environmental Planning and Assessment Regulation 2000 (updated January 2002);

This statement should be read in conjunction with the following supporting documents:

- Architectural Plans prepared by Facility Design Group.
- Stormwater Drainage Concept Plan by Eclipse Consulting Engineers.
- Spectrum Engineering Solutions.
- Heritage Impact Statement prepared by Heritage Advice.
- Traffic and Parking Assessment prepared by Positive Traffic.
- BCA Assessment Report prepared by ABC Accredited Building Certifiers Pty Ltd.
- Arboricultural Impact Assessment Report prepared by Urban Arbor Pty Ltd.

1.2. Consent Authority

This report forms part of the Development Application lodged to Burwood Municipal Council for assessment under Part 4 of the Environmental Planning and Assessment Act 1979 (EP& A Act).

The report describes in detail, together with assessments of impact as required under the Environmental Planning and Assessment Act 1979, as amended, upgrade works comprising alterations and additions as proposed to the Enfield Aquatic Centre Portland Street, Enfield.

1.3. Scope of Works

The proposed upgrade and re-development works are to be carried out in a staged manner as denoted upon the submitted plans and are to include the following works:

- Demolish and remove existing splashpad & plant;
- Demolish existing concrete concourse;
- Demolish and remove existing shade sails, planters etc;
- Internal demolition works to primary control building;
- Refurbishment of primary entrance building;
- New entrance/entry foyer;
- Multipurpose rooms;
- New 2 storey Multi-purpose & amenities building;
- New indoor warm water exercise and learn to swim pool;
- Modified outdoor splashpad;
- New LTS(Learn To Swim) pool plant room and heat pump enclosure
- New lightweight transparent link between LTS and Main Building;
- New kiosk/café seating and transition zone to internalise control;
- New amenities, and administration facilities first aid room, control room, store room;
- Accessible facilities, open showers;
- New Bleachers and shade sail cover;
- New landscaping;
- New carpark comprising seventy eight (78) off-street spaces and adjacent facility entry
- Temporary covered walkway link between new LTS and existing indoor 25m pool;
- New re-directed public path.
- New electrical substation
- New fire hydrant pump station

1.4. Planning Assessment

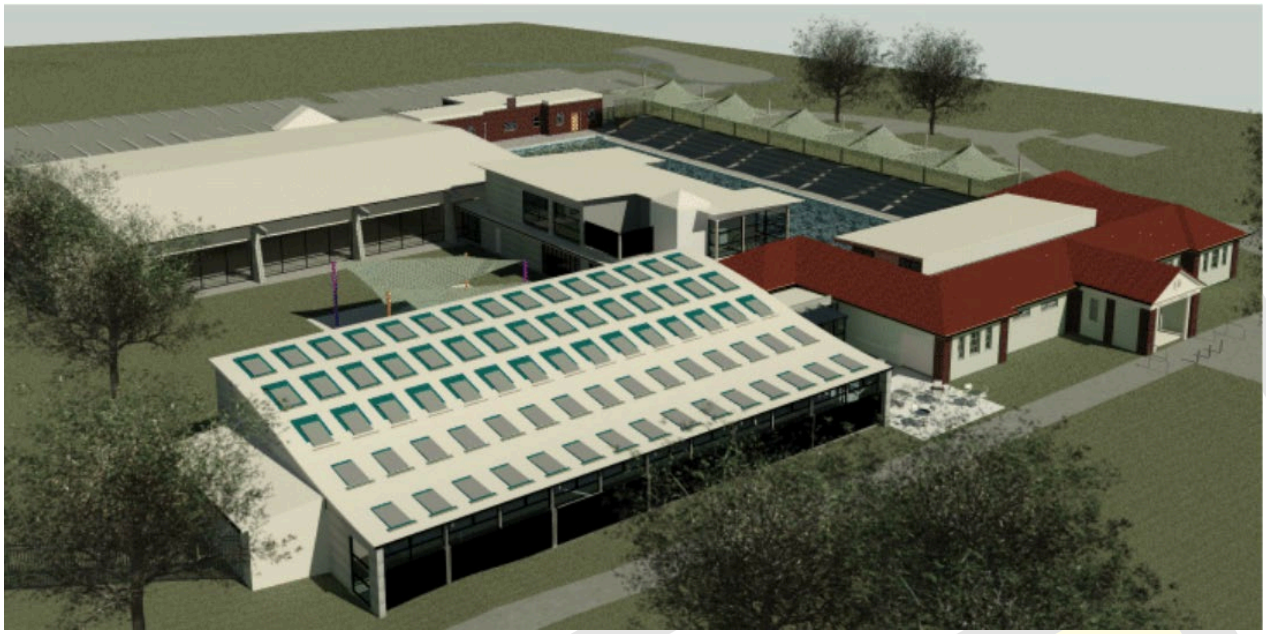
The key planning issues relevant to this DA are:

- Traffic and Parking;
- Compliance with BCA requirements;
- Stormwater Management;
- Waste Management;
- Heritage Impact.

- Acoustic impact

These matters and others are addressed in this report. Our assessment concludes that these issues can be appropriately managed and that the proposed development represents a positive development outcome for the community. The project is in the public interest and will provide social and economic benefits to the region. It will:

- Generate local employment opportunities during construction and the ongoing operational phases of the development.
- Increase the productive use of recreational zoned land.
- Maximise the use of existing site infrastructure.
- Increase the available multipurpose sporting/community opportunities within the Enfield/Burwood locale.

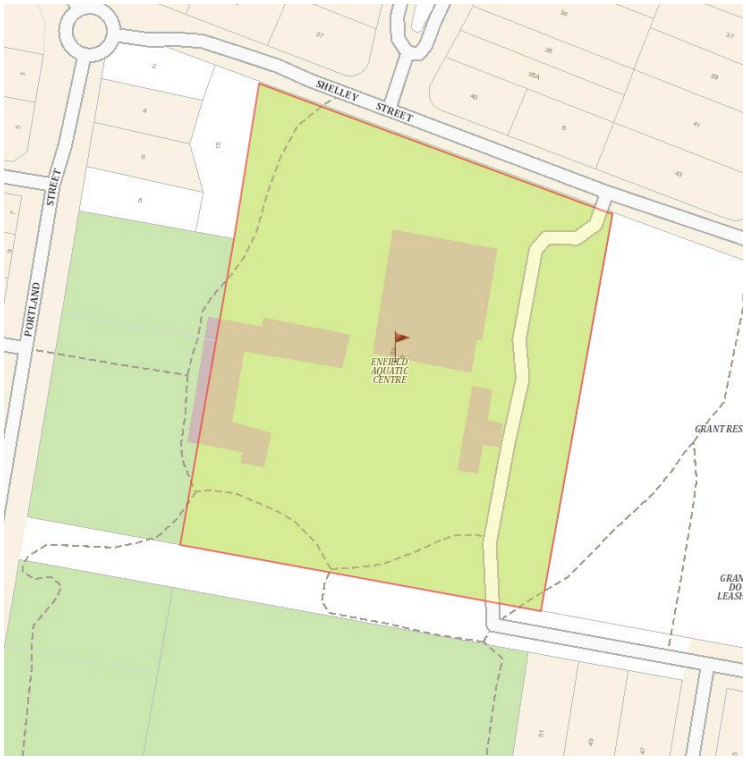


2.0 THE SITE
2.1 Locality Description

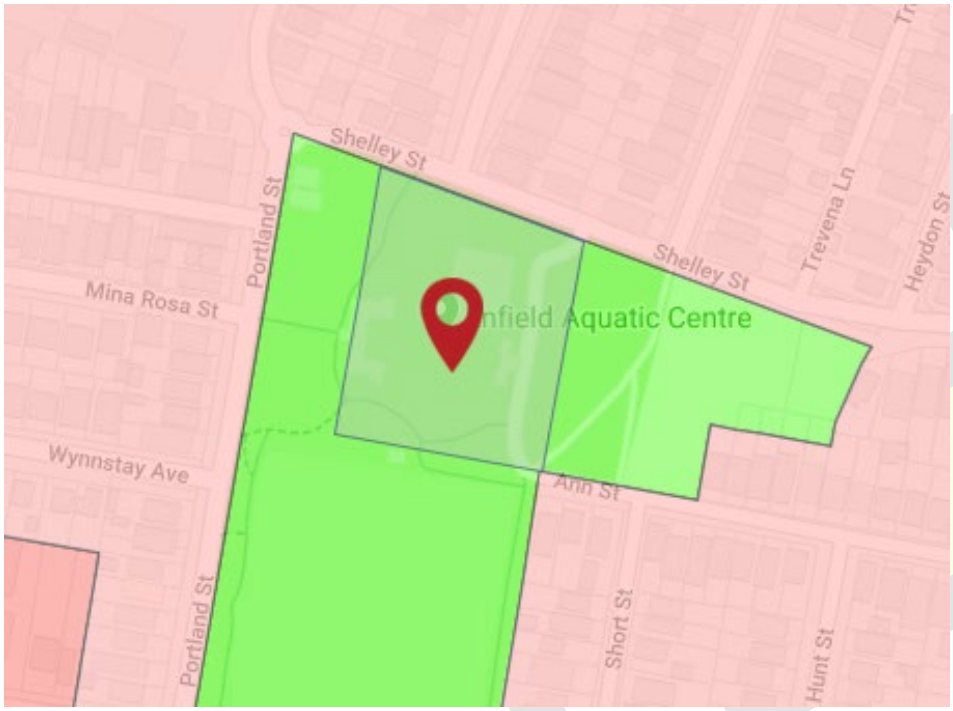
The site is currently identified as Enfield Olympic Pool. The site has street frontage to the west Portland Street being it's main entrance. The property is noted as a single storey Inter-War Californian Municipal Swimming Pool which has previous undergone alterations and a new rear addition being an indoor pool. It is listed as a local heritage item by Burwood Council. The pool forms part of a broader sporting, recreational, and community precinct, adjoining open parkland and ovals to the south and east of its boundaries.

The site is surrounded by residential dwellings and includes a 20-space open air car park linked between Shelley Street and Ann Street. The site is currently owned and operated by Burwood Council.

The footprint of the proposed upgraded works to Enfield Olympic Pool Centre will occupy the same land title as the current asset being, **Lots 2–3, DP 1145069 and** Lot 7305 DP1146569. The total existing site area is approximately 12,241.931sqm.



The site is zoned RE1 Public Recreation pursuant to Burwood Local



Environmental Plan 2012. The redevelopment of the complex and proposed works are a permitted use subject to Council's consent.

There are no known land title, ownership or zoning impediments to the proposed Centre. Information obtained from Council identifies that the property is not subject to mine subsidence or road widening, does not contain critical habitat or environmentally sensitive land and is not located within a conservation area or the coastal zone, nor has the site been identified as bushfire prone on Council's Bushfire Prone Land Map, however the site comprises a Local Significant Heritage Item.(SHI Database No.1250162)

2.2 Planning Controls

Relevant Statutory planning controls affecting the site include the provisions of:

- Burwood Local Environmental Plan 2012 (as amended);
- Burwood Development Control Plan (BDCP) (as amended June 2018);
- The Environmental Planning and Assessment Act (as amended) 1979;
- The Environmental Planning and Assessment Regulation 2000 (updated January 2002).

3.0 Project Description

3.1 Development Proposal
The Proposal

This Development Application seeks approval to carry out upgrade and redevelopment works principally comprising alterations and addition to the existing Enfield Olympic Pool.

(a) The proposed works are to incorporate the following alterations and addition works to the existing centre including: demolition works of the existing swim centre as denoted upon the demolition plan, newly refurbished entrance/entry foyer, offices/meeting room, new amenities, new 2 storey multi-purpose and amenities building, altered splash pad, new warm water excercise and learn to swim pool, new indoor pool plant room, new kiosk/café seating and transition zone, upgraded and accessible amenities, and administration facilities, first aid room, control room, store room, open showers, new lightweight transparent link, temporary covered walkway link and a new upgraded offstreet carpark comprising 78 spaces.

(b) The existing hours of operation are to remain the same, being;

Monday - Friday	6am - 8pm
Saturday	7am - 6pm
Sunday	7am - 6pm

(c) No change is proposed to existing staff numbers.
(d) No change is proposed to existing site access.

3.2 Architectural and Urban Design

The planned upgrade and refurbishment of Enfield Olympic Pool will create a revitalised and modern facility that is in line with modern community expectation. In essence it seeks to provide a more contemporary form of development where the choice of facilities is upgraded and the public have the potential to experience a community/recreational facility that contributes to the environment of the locale. The form and use of the site will remain unaltered but the facility itself will be re-developed and enhanced to ensure its continued service to the community.

In general, the physical appearance of the community centre has been designed to ensure that it is compatible with the existing and likely future character, bulk and scale of adjoining development in the area and will contribute in a positive manner to the existing spatial context of the locality.

Key Design Issues

The key design issues are noted as follows:

- Ensure comfortable access to the facility by people with disabilities.
- Provide a much needed modernisation and upgrade of the existing amenities and social areas that support the complex – demonstrating ‘best practice’ intentions of Council. The revised building form is also a demonstration that the Council is pursuing ‘best practice’ planning to reduce operational costs and maximise potential income both directly and indirectly.
- Provide a multi-facetted facility that will better service the needs of the local community.

- Design of a facility which provides a continued and improved identifiable presence in the community, which offers a welcoming character with the vitality deserving of such a complex.

- To ensure the local environment is not negatively impacted by the redevelopment.

3.3 Materials and Finishes

External Materials of Proposed Extension

Walls:	Cement rendered concrete block, Exterior FC Cladding – Cemintel territory Quarry Urban, wall sheet.
Windows	Aluminium framed energy efficient glazing, Louvered screens.
Doors:	Aluminium framed glazed doors, metal lined solid doors to external, automatic sliding doors.
Roof:	Lysaght longline metal roof sheeting with R 3.2 insulation, ARCPANEL composite roof panel system, Terracotta Tiled roof.
Sails:	Tensile Shade Sails
Fencing:	Palisade Style Fencing

The proposal is considered to be a positive contribution to the existing recreational/community precinct and will provide a clearly identifiable presence with its contemporary form and modern vitality.

4.0 PLANNING CONTROLS

4.1 State Legislation

4.1.1 State Environmental Planning Policy No.55 Remediation of Land

SEPP 55 requires Council to consider whether the subject land of any rezoning or development application is contaminated. If the land requires remediation to ensure that it is made suitable for a proposed use or zoning, Council must be satisfied that the land can and will be remediated before the land is used for that purpose. SEPP 55 further requires the preparation of a report specifying the findings of a preliminary investigation of the land concerned, carried out in accordance with the contaminated land planning guidelines, to be considered by the consent authority before determining an application for consent to carry out development that would involve a change of use of that land.

The site has not been subject to any known contaminating uses. Prior to this proposed redevelopment the site has been used for recreational/community purposes. The proposal will not result in any change to the ongoing use of the site. The potential for contamination is considered to be low. No evidence of contamination has been previously detected.

4.1.2 Protection of the Environment Operations Act 1997

The *Protection of the Environment Operations Act* 1997 (POEO Act) consolidates the key pollution statutes relating to air, water, noise, pollution and environmental offences and establishes a duty to notify either the Environmental Protection Authority or the local council where incidents are likely to cause material harm to the environment. In addition, the Act provides for an integrated environmental licensing arrangement for scheduled activities.

Under the POEO Act an environmental protection licence is required for scheduled activities in Schedule 1 of the Act. The Department of Environment, Climate Change and Water (DECCW) is responsible for administering the Act.

Relevance to proposed development

The subject site does not fall within any current licences for operations under the POEO Act. However, the general provisions of the POEO Act in relation to pollution of the environment will apply throughout the proposed development on the site such as the need to consider general requirements during the proposed development in relation to the control of environmental issues such as noise, dust, emissions and any run-off which may be discharged from the site.

4.1.3 SEPP 33 Hazardous and Offensive Development

NSW Public Health Regulation 2012

Schedule 1: Requirements for public swimming pools and spa pools.

INTRODUCTION.

The Enfield Memorial Pool Aquatic Centre redevelopment provides for the construction of a new indoor 25 m swimming pool. The NSW Health Regulation 2012 requires that the pool water be disinfected with either bromine or chlorine. The disinfection for this new indoor pool will be bromine in accordance with this Health Regulation Schedule 1.

SODIUM BROMIDE SALT.

To achieve the required levels of bromine residual in the pool water in accordance with Schedule 1 of the Regulation, a solution of sodium bromide salt is dissolved into the pool water to a concentration of 40 mg/L (40 grams/1000L of pool water).

This is a very low concentration and represents much less than the residual TDS of the water drawn from the town water supply. However it represents the equivalent of 20 mg/L of elemental bromine available for disinfection purposes.

OZONE.

To make the bromine available for disinfection, the sodium bromine salt needs to be oxidised by use of the selected oxidant Ozone, which is considered as a secondary disinfection agent.

Ozone is triatomic Oxygen, which is a gas containing three atoms of Oxygen – O_3 as opposed to normal atmospheric oxygen that contains only two atoms of Oxygen – O_2. So the Ozone oxidises the Sodium Bromide salt ions that react to form Hypobromous acid, which is the active disinfectant residual required by the Regulation.

Ozone is manufactured from Oxygen gas that has been concentrated from natural air. The Oxygen is passed through a plasma field in the generator and dissociated to form atomic (singular) Oxygen for a short while and due to the heightened energy state in the plasma recombines to form triatomic oxygen or Ozone for use in the pool water treatment process.

The Ozone generated has a short half-life and is naturally unstable, so it must be used immediately it is generated.

OZONE TO WATER TRANSFER PROCESS.

The generated Ozone gas is in a stream of Oxygen to a mass concentration of approximately 5-10%, subject to the calibration of the Ozone generator.

The ozone (and Oxygen) gas are transferred into the pool water in a micro-bubble column via a physical process called 'mass transfer', where the mass of a gas on the gas side of the bubble boundary tries to balance up the mass of the gas in the liquid other side of the bubble boundary.

This unique natural physical process permits the Ozone to carry out two functions simultaneously. That is, when passing the bubble boundary from gas to liquid, it will oxidise any organic matter at the bubble boundary interface. This bubble boundary acts in a similar way to an oil slick where organic material gathers on the surface of water, but in this case around the bubble boundary and in this case hundreds of thousand bubbles and so a very large surface area.

So, the Ozone is consumed by two functions. First by oxidising organic contamination caught in the bubble column and secondly by the reaction with the sodium bromide ions in pool water solution to create hypobromous acid or free bromine disinfection.

The concentration of bromine disinfection in the pool water is controlled by an Oxidation Reduction Potential (ORP) sensor in the pool water flow, the level of which is set by the Regulation as 700 mV. The more Bromine required by incoming contamination, the ORP will demand a higher Ozone gas output from the generator.

As not all ozone is used or reacted in the water, the off gas, as it is called is collected and disposed. The off gas consists of water vapour, residual low concentration Ozone approximately less than 3% in a stream of Oxygen. There are a trace disinfection by products, but all the off gas is passed through a heater to avoid condensation, and then a bed of manganese dioxide catalyst that reacts any remaining Ozone back to oxygen – this is the benign exhaust gas to atmosphere.

DISINFECTION AND FILTRATION RELATIONSHIP.

The two processes are interdependent and rely upon each other to create a healthy aesthetic and smell free pool water environment.

The water chemistry with Ozone and Bromine disinfection generate reaction products that form from either Ozone or Bromine reactions. The might be miscible body fat reductions, precipitants or other compounds that need to be filtered from the pool water to ensure they are removed from the water. The water is then heated and returned to the pool to provide a chlorine free disinfected swimming environment.

The filtration process is known as ‘progressive detention’, where the water is passed through a deep filter bed (1.0m) to retain the organic reactants from the water chemistry (Ozone) and the inorganic particulate contamination introduced to the water. To release this detained contamination from the filter the hydraulic process is a reversal of flow and up-washing of the filter media bed such that there is filter bed expansion (fluidising the media bed) which action releases the contamination for release into the filter waste water.

It is intended that a 30 cubic meter backwash waste detention tank will be installed under the new plant room floor to accommodate the backwash water. This waste is allowed to settle and for around 12 hours, before discharge to sewer at the regulated rate of 2.0 L/s.

The proposed redevelopment will use CO2 for PH balance as needed by the overall balance of the pool water. This system is very user friendly and has a lot less WH&S impositions applied due to its ease of delivery, storage and handling. Dry chemicals will not require bunding or separate room storage due to approved double bagged and sealed in plastic Hazardous signage apparatus will be installed to WorkCover requirements. Eyebath is not required with this chemical system, however is recommended as there is no guarantee that some future operator might choose other chemical reagents. Typical chemicals used with an Ozone treatment plant and stored as bagged dry products would be:

- Sodium Bromide salt – a benign industrial chemical with no CAS number.
- Sodium bicarbonate – used for alkalinity balance
- Calcium chloride – used fo hardness balance
- Dry Acid, Sodium Bisulphate, used in reducing alkalinity when deeded.

The following is advice from the pool water treatment plant designer -

The State Environmental Planning Policy No. 33 Hazardous and Offensive Development, does not apply in this instance for the following reasons:

NSW Planning has issued a document called “Applying SEPP 33” in which it describes that which constitutes either a Hazardous Development or an Offensive development.

Appendix 3 contains Hazardous Industries that that may fall within SEPP 33. The operations of an aquatic centre or similar do not fall within these Industries. Such industries are related to chemical manufacturing, production and or packaging and distribution, and other similar industrial activities.

Appendix 4 contains activities that may fall within SEPP 33 not as Hazardous but as Offensive Industries. The operations of an aquatic centre or similar are identified within this list. The closest analogue to pool water treatment might perhaps be the sewage treatment process, since the chemistry of this process has similar characteristics.

A description of the Aquatic Centre activities and water treatment processes are as follows:

- Filling pools with towns water
- Filtering these water bodies on a recirculation basis to remove chemical reactants and physical contamination
- Dosing of sodium bromide salt disinfectantas Bomne donor into the water to ensure a source of Bromine for the Ozone process.
- Dosing of CO2 gas into the filter process stream to correct for pH upward drift
- Filtering of the treated pool water through a high rate deep bed sand filter
- Periodically back washing the filter media to release the detained contamination from the filter beds
- Storage of the back wash water in a detention tank to ensure de-chlorination and settlement over several hours

- Discharge of the backwash wash water to the sewer at a maximum 2.0L/s discharge rate as a licensed trades waste discharge.

Storage of Pool Chemicals on site consists of the following:

- Sodium Bromide salt that reacts with the Ozone applied to the water by a dissolved solution and metering pump. The salt has no UN number and is not considered a dangerous product by the Dangerous goods code as it is not listed. Please see the attached MSDS for reference.
- CO2 gas is dissolved into the pool water to form Carbonic Acid that reduces the pool water pH. This is required to maintain the pool water pH. The bulk cryogenic storage container is located outside the building in a protected tank.
- Other chemicals used in pool water management include dry calcium chloride (used occasionally to increase calcium hardness of the water) and sodium bicarbonate (used occasionally to increase the calcium alkalinity of the pool water) both used to ensure the balance of Total hardness and Total Alkalinity are maintained in the ideal range.
- The dry calcium chloride and sodium bicarbonate are held in moisture resistant 20k bags.

As such it is noted that none of these materials when stored and used in accordance with sound water treatment procedures are considered to be dangerous or noxious.

Note that the Ozone and Bromine disinfection process is totally chlorine free.

The Provisions of any Environmental Planning Instrument

4.2 Burwood Local Environmental Plan 2012

The Burwood Local Environmental Plan 2012 was gazetted 09 November 2012 (as amended) . This proposal is in accordance with all relevant general aims and objectives of this plan in particular:

> *"Clause 1.2 (2) Aims of the Plan:*
>
> *(a) to create a land use framework that allows detailed provisions to be made,*
> *(b) to encourage or restrict development of land according to its suitability for various purposes,*
> *(c) to encourage provision of a range of housing types,*
> *(d) to encourage growth in business and employment development."*

The proposed redevelopment of Enfield Olympic Pool will provide a more modern updated and useable design. The proposal is also consistent with the above nominated key aims, in encouraging the proper management and continued use of facilities to meet the demand generated by changing demographic and household needs whilst improving the amenity of the local recreational/community precinct.

The proposal is consistent with the general aims and objectives of the Local Environmental Plan and the following specific clauses:

Part 2 Permitted or prohibited development
Clause 2.1 Land Use zones – RE1 Public Recreation

Under the provisions of Part 2 the subject site is zoned RE1 Public Recreation.

Under the provisions of the RE1 Public Recreation zone, the objectives of the zone are noted as follows:

- *" 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."*

Under the provisions of the RE1 Public Recreational *zone*, development permissible with consent within the zone includes:

Development for the purpose of:
"Boat launching ramps; Camping grounds; Car parks; Community facilities; Emergency services facilities; Environmental facilities; Jetties; Kiosks; Recreation areas; ***Recreation facilities (indoor);*** *Recreation facilities (major);* ***Recreation facilities (outdoor)****; Roads; Signage; Water recreation structures; Water storage facilities."*

The proposed redevelopment of the existing Enfield Olympic Pool is permissible within the zone, within the definition of recreational facility (indoor) and 'recreational facility (outdoor)' and is permitted with the consent of Council.

OTHER RELEVANT CLAUSES FROM THE LOCAL ENVIRONMENT PLAN

Part 4 – Principal development standards
Clause 4.3 Height of buildings
The objectives of this clause are noted as follows:

> *" (a) to establish the maximum height of buildings to encourage medium density development in specified areas and maintain Burwood's low density character in other areas,*
> *(b) to control the potentially adverse impacts of building height on adjoining areas."*

The subject site is not included in Council's height control provisions, as such, the proposal is in accordance with the nominated height requirement for the locality with the proposed indoor learn to swim facility being of a single storey built form and a 2 storey built form for the proposed multipurpose and amenity building

The proposed new structures will have minimal impact on the existing recreational precinct as the proposed, new indoor learn to swim pool and multipurpose and amenities block is well integrated and will result in no significant additional bulk or impact on the visual appreciation of the area. The proposed new structures are compatible with the surrounding environment and respond sympathetically to the existing form, massing, setbacks, scale of existing development.

Part 5 Miscellaneous Provisions
Clause 5.6 Architectural roof features
The objectives of this clause are noted as follows:

> *" (a) to provide flexibility in building height limits where architectural roof features result in minor encroachments."*

The proposal is consistent with the objectives and requirements of this clause.

It is considered to be of high quality which will improve the amenity of the Aquatic Centre without having adverse impacts upon the surrounding locale.

Clause 5.9 Preservation of trees or vegetation
The objective of this clause are noted as follows:

> *" to preserve the amenity of the area, including biodiversity values, through the preservation of trees and other vegetation*."

The proposal is supported by an Arboricultural Impact Assessment Report. The report concluded as follows:

"*This report assesses the impact of a proposed development at the subject site to all significant trees located inside or adjoining the site. Forty-nine trees have been identified and assessed.*
Eight trees have been recommended for removal to accommodate the development, including tree 21,22, 34, 35, 36,40, 41and 42.
Five trees have been identified that will require tree sensitive construction methods, or further information is required to demonstrate that the trees can be retained in a viable condition. These include the following;•Tree 17: To minimise the impact to the tree, the proposed car parking area should be located on similar soil grades to the existing levels in the TPZ.•Tree 29: The proposed sub-station/main switchboard is located in the TPZ and SRZ, indicating that the stability and health of the tree will potentially be impacted. Further information is required to determine the impact to the tree. The extent of any proposed excavations required for the sub-station/main switchboard needs to be identified, including information in relation to any new services thatwill be required for the sub-station/main switchboard in the TPZ.•Tree 43, 44 and 46: To ensure that the tree is not impacted, the new footprint should be constructed above existing soil grades in the TPZ.
All other trees assessed in this report can be retained in a viable condition.
All trees to be retained must be protected in accordance with AS4970-2009."

As noted, from the forty nine trees that were assessed eight (8) trees are recommended to be removed, whilst all others assessed will be retained. Refer to Arboricultural Impact Assessment report for further details.

The proposal is capable of complying with the nominated objective of this provision.

Part 5 Miscellaneous provisions
Clause 5.10 Heritage Conservation

The objective of this clause is as follows:

" (a) to conserve the environmental heritage of Burwood,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance."

There are several heritage items within the vicinity of the subject site and recreational precinct which have been identified and listed within the LEP namely "I185 – Enfield Olympic Pool, I184 – Bungalow, I186 – Victorian Villa, I187 – Federation House".

The subject structure itself being the Enfield Olympic Pool is identified as a local heritage item (Item no.238). The description and significance as noted by Council:

"The 1930's depression resulted in the establishment of the unemployment Relief Scheme. The Enfield Olympic Pool cost 16,500 pounds and all but 500 pounds was provided by the Government. The loan was repayable over twenty year period. The pool was opened on 18th November, 1933 by the Premier, the Hon. Bertram Stevens. The single storey building is symmetrical, constructed of brick and rendered brick, a tile roof and a projecting entrance with a gable roof. The pool and its surrounds are of local significance as representing unemployment relief works during a period of economic hardship in the early 1930's. The architects for the project were Rudder and Grout."

In accordance with the guidelines issued by the State Heritage Office of NSW the following matters are required to be addressed when works are proposed adjacent to an item of local heritage significance.

5.10.1 How is the impact of the new building on the heritage significance of the item to be minimised?

- There is minimal physical intrusion on the heritage listed element of the property, works proposed to the single storey entrance building are to comprise of internal refurbishment works only to areas that have previously been altered.
- The proposed addition on the northern side of the *Enfield Olympic Swimming Pool* is designed to be a sympathetic pavilion separated from the Main Building to retain its symmetrical form. The scale of the new "Learn-To-Swim" pool is moderated by a step down to verandah scale on the western side so the Main Building maintains its role as the dominant building. Careful choice of neutral materials and the use of slats to shade glass on the western side of the new pool building allow it to blend with the parkland and defer to Main Building with its richer palette of brick, tile and textured render. The symmetric form is retained with the entry portico retaining its central role in the overall composition.
- Within the original Pool area, a new wing is planned to provide upgraded amenities that replace the intrusive Late 20th Century mixture of tiered seats, communal room and stores. On the ground floor will be upgraded change rooms with a new community room and offices above accessibly by lift and stairs. This addition has been integrated with the Main Building and designed to retain the symmetry of the Main Building's hipped tiled roofs as seen from the Olympic Pool. A flat roofed extension of the reception areas opens to the pool apron, replacing the wading pool. The floating flat roof of the extension avoids alteration to the original hipped tiled roof form of the Main Building.
- The proposed additions are contemporary structures with simple forms that are finished in a neutral palette of materials to favour the distinctive qualities of the Inter-War *Enfield Olympic Swimming Pool* buildings. This approach provides least disturbance to the residual original fabric.
- Within the original Pool area, a new wing is planned to provide upgraded amenities that replace the intrusive late 20th Century mixture of tiered seats, communal room and stores. On the ground floor will be upgraded change rooms with a new community room and offices above accessibly by lift and stairs. This addition has been separated physically from the Main Building and designed to retain the symmetry of the Main

Building's hipped tiled roofs as seen from the Olympic Pool.A flat roofed extension of the reception areas opens to the pool apron, replacing the wading pool. The floating flat roof of the extension avoids alteration to the original hipped tiled roof form of the Main Building.

- The proposed new works are integrated within the aquatic and recreational precinct, with a reduced scale and the continuation of a lower tiered roof element which will tie the old and the new together.

5.10.2 Why is the new development required to be adjacent to a heritage item?

- To retain the integrity of the listed heritage item, the proposed new indoor learn to swim pool and two storey multi purpose and amenities building are distinctly separated away from the nominated heritage item.
- The existing building arrangement is proposed to be redeveloped and upgraded to provide better use of the facility and enhance and update the physical condition and appearance of the asset ensuring its continued service and use by the community.

5.10.3 How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The proposal will retain the same expansive Parkland setting visible from Portland Street and Henley Park to the south. The façade of the Main Building facing Portland Street is largely unaffected by the proposal. There would be some opportunities to reverse past adverse changes to the main façade and entry portico.
- Included are recommendations to reinstate the original setting of the Main Building by modifying the landscape treatment to reveal the original base course of brick, now concealed by garden bed s that have been progressively raised.

As noted within the submitted Heritage Report the redevelopment of the facility will have minor, yet positive impact upon the nominated adjacent Heritage items.

5.10.4 How does the new development affect views to, and from, the heritage item?

- No significant views will be impacted by the proposed upgrade and refurbishment works to the Enfield Olympic Pool.

5.10.5 Are the additions sited on any known or potentially significant archaeological deposits?

- No archaeological investigation has been carried out. Presently there are no known significant archaeological deposits in the area of the proposed re-development.

5.10.6 Are the additions sympathetic to the heritage sites?

- The design of the proposed works is considered to be sympathetic to the existing structure and will have minimal impact upon the adjacent heritage items. (Refer to Heritage Report).

5.10.7 Will the additions tend to visually dominate the heritage item?

- The proposed new structures are physically seperated from the nominated heritage item within the existing facility and will be enhanced with landscaping. These elements and the existing environs will limit any visual dominance to the heritage items.

5.10.8 Will the public and users of the items still be able to view and appreciate its significance?

- The redevelopment and refurbishment of Enfield Olympic Pool will not limit public access to

the nominated heritage item but will ensure its longevity allowing the local community to appreciate its significance into the future.
- The proposed redevelopment will not detrimentally impact on any adjacent local items, or any other heritage significant places or known artefacts in the surrounding area.

As such it is considered that the proposed upgrade works to the existing Aquatic Centre will have no impact upon the adjacent and listed local heritage items.

Part 6 – Additional local provisions
Clause 6.1 Acid Sulfate Soils

The objective of this clause is

"*to ensure that development does not disturb, expose or drain acid sulfate soils and cause environmental damage*."

The subject site has been identified as falling within the nominated Class 5 – Acid Sulphate Soils.

Acid sulfate soils are typically found in low lying areas near the coast, such as mangrove and salt marsh areas, tidal areas, at the bottom of coastal lakes, estuaries and under sand dunes. They usually occur below 5 metres AHD1 and beneath the water table but occasionally have been found above the water table.

Acid Sulfate Soils are not typically found in Class 5 areas. The subject site does not trigger the requirement for assessment nor management, as such it is considered that the proposed works will not have any undue effect to the local environment nor water table.

No other provisions as nominated apply to this application.

4.3 Burwood Development Control Plan (BDCP)(as amended June 2018)
This proposal is in accordance with all relevant general aims and objectives of this plan in particular:

- *To provide a clear framework of detailed provisions to be complied with or taken into account in development assessment for the assistance of the community and the development industry.*
- *To help maintain and enhance the quality of the natural and built environments in the Burwood LGA through the development assessment process.*
- *To improve the environmental and social sustainability of development.*
- *To increase the participation of the community in development assessment decisions.*

The proposed alterations and addition to the existing Enfield Olympic Pool aquatic centre will not offend any of the objectives of the Clause. It proposes structures of compatible height, bulk and scale within the existing complex and there will be negligible impact on views, privacy and solar access.

The proposal is consistent with the above nominated key objectives in accordance with Councils Development Control Plan.

The relevant provisions of the BDCP have been considered in the following paragraphs of this Statement.

2.0 Site and Environmental Planning
2.2 General Site analysis

The objective of this Clause of the DCP is to ensure that development has proper regard to the constraints and opportunities afforded by a site and for the context within which the development is proposed.

A site analysis has identified that in terms of design, the proposal is typical of contemporary indoor pool architecture and is harmonious with the many other examples of modern redeveloped properties. In terms of scale it is well within the parameters set by Council's planning controls for height, FSR and setbacks. It respects the topography of the site and minimises the required cut and fill. The proposed new structures will maximise their solar access capabilities and the range of building materials avoids highly reflective materials, ensuring minimal impact upon its surrounds.

2.3 Views and Vistas

This Section of the DCP aims to ensure that the views of existing and future developments are not unreasonably affected, that privacy is maintained and that direct overlooking of adjoining properties is avoided. The proposal satisfies these objectives.

In relation to views, there are well established planning principles published by the Land and Environment Court (refer to Tenacity v Warringah Council 10996 of 2003 NSWLEC140). In summary these principles are:

- look at the views to be affected - water views are important, iconic views are very important and whole views are more important than partial views
- consider where the views are obtained from - from the front of properties should be protected more than from across side boundaries and from standing positions not sitting positions
- analyse the extent of the impact - this should be done not so much on a quantitative basis (% view loss), but on a qualitative scale ranging from negligible to minor, moderate, severe or devastating
- assess how reasonable the development proposal is - does it comply or breach the relevant development standards and planning control guidelines. If it complies, could a better design lessen any impact

The proposal is consistent with these principles taking into account the following:

- due to the location and scale of the proposed additions, there will be no view loss from the immediately adjacent neighbourhood.
- The dwellings on the northern side of Shelley Street generally look over and beyond the site and will not be affected
- The iconic view in this locality would be considered as the urban/open space views and vistas, which will remain in view for all adjoining properties.
- On a qualitative scale, any view loss could only be considered to be negligible.

- The proposed development is within the height controls of the BLEP2012 and it is a considerate design in terms of its response to the site topography and to its neighbour's.

As such, it is considered that the proposed works will have minimal adverse impact on the surrounding environs with regard to views.

2.4 Streetscapes
This Section of the DCP aims to ensure that the quality of the streetscape is maintained and that the relationship between structures and the open space is maintained.

The proposed alterations and addition to the existing aquatic centre will not negatively impact upon the streetscape nor the visual amenity and character of the surrounding area in that:

- the design of the proposal is compatible with the existing indoor pool structure and addresses the existing building scale;
- it is situated within the recreational/community precinct;
- it is located within the existing aquatic complex and other recreational/community uses and therefore will not give rise to any adverse impacts in the surrounding locality;
- the design constitutes a single storey and two storey addition of high quality finishes and generally low scale proportions set within the recreational landscape;
- it is sufficiently separated from adjoining properties.

5.0 Other Development Provisions
Clause 5.8 Transport and Parking for Other Development
The objectives are noted as follows:

"O1 *Ensure the appropriate provision of secure and accessible parking supply to meet the needs of users in the residential zones.*

O2 *Encourage increased use of public transport, walking and cycling for trips generated by new development.*

03 *Support Council's on-street parking strategy in the Burwood Public Parking Strategy 2010 and its successors.*

O4 *Require a broader assessment of transport, traffic and parking factors in the Development Application process.*

O5 *Ensure the design of parking areas of developments meets appropriate criteria for vehicular and pedestrian safety and personal security, and the needs of people with disabilities, and provides appropriate facilities for cyclists and pedestrians.*

O6 *Encourage the provision of parking supply that contributes to the enhancement of development on sites and the quality of the streetscape.*

O7 *Manage the impacts of impervious surfaces and the excavation of basements to avoid site instability and the interruption to water/ground water flows, and provide greater opportunity for deep soil planting."*

The proposal is generally in accordance with the nominated objectives.

Table 5 – Car Parking Rates

Car parking rates as denoted within Table 5 are identified as follows:

"Recreation areas and Recreation facilities (outdoor)

As determined case-by-case on the basis of a Transport, Traffic and Parking Impact Report and Management Plan prepared by the applicant."

The minimum number of parking spaces as required, is to be treated on merit. As a component of the redevelopment it is proposed to incorporate a formalised offstreet carpark with the provision of seventy eight (78) spaces to be located off Shelley Street. It is also duly noted that the adequate provision of off street parking is important to the economic viability of local facilities and that adequate on-site parking can also have significant benefits to the local community by ensuring an appropriate level of access is provided.

It is considered, that the proposal is generally in accordance with Council's balanced approach to parking provisions as it ensures that the amenity of neighbouring properties and adjoining recreational community precinct is maintained at all times whilst the streetscape and existing road network will be able to adequately cater for the traffic generated by the proposed addition to the existing centre.

The supporting Traffic report prepared by Positive Traffic Pty Ltd concluded:

"This report has reviewed the potential traffic impacts and parking requirements of the proposed redevelopment of the Enfield Aquatic Centre. The findings of this review are presented below:

- *The traffic impacts of the development would be minimal.*
- *Intersections surrounding the development would continue to operate at levels of service to that which currently occurs.*
- *The proposed parking provision and arrangements comply with the forecast demand requirements of the centre during peak month usage.*
- *The design of the car parking areas and access arrangements complies with intent of AS2890.1 and is considered satisfactory.*
- *The proposed development would be located within less than 390m walking distance to two (2) existing bus stops which provide direct access to local and regional centres.*

Overall the traffic impacts of the proposal are considered acceptable. "

It is therefore concluded that the overall potential traffic and transport impacts of the proposal would be minimal and would be able to operate within the capability of the existing road network without impacting on current efficiency and safety.

As such it is considered that:

- the proposed parking provision of seventy eight (78) spaces is considered to be appropriate;
- is in keeping with Council's policies;
- access arrangements for maintenance and emergency vehicles are appropriate;
- the surrounding road network will be able to cater for the traffic generated by the proposed development now and in the future.

6.0 Environmental Management
Clause 6.1 Preservation of Trees or Vegetation
The objectives as identified are noted as follows:

- *Secure and maintain the amenity of the urban forest.*
- *Preserve and protect existing trees from injury or destruction.*
- *Promote trees for 'carbon sequestration', solar access and shade.*
- *Provide no net loss, over time, of tree cover in the Burwood LGA.*
- *Promote and encourage the planting of replacement trees that are appropriate for the available site conditions.*
- *Require landscaping and new tree planting (where appropriate) as part of new developments and garden renovations.*

The proposal is supported by an Arboricultural Impact Assessment Report. The report concluded as follows:

> "*This report assesses the impact of a proposed development at the subject site to all significant trees located inside or adjoining the site. Forty-nine trees have been identified and assessed.*
> *Eight trees have been recommended for removal to accommodate the development, including tree 21,22, 34, 35, 36,40, 41and 42.*
> *Five trees have been identified that will require tree sensitive construction methods, or further information is required to demonstrate that the trees can be retained in a viable condition. These include the following;•Tree 17: To minimise the impact to the tree, the proposed car parking area should be located on similar soil grades to the existing levels in the TPZ.•Tree 29: The proposed sub-station/main switchboard is located in the TPZ and SRZ, indicating that the stability and health of the tree will potentially be impacted. Further information is required to determine the impact to the tree. The extent of any proposed excavations required for the sub-station/main switchboard needs to be identified, including information in relation to any new services thatwill be required for the sub-station/main switchboard in the TPZ.•Tree 43, 44 and 46: To ensure that the tree is not impacted, the new footprint should be constructed above existing soil grades in the TPZ.*
> *All other trees assessed in this report can be retained in a viable condition.*
> *All trees to be retained must be protected in accordance with AS4970-2009."*

As noted, of the forty nine trees that were assessed eight (8) trees are recommended to be removed, whilst all others assessed will be retained.

Refer to Arboricultural Impact Assessment report for further details.

Clause 6.2 Waste Management
The objectives as identified are noted as follows:

- *To reduce the demand for waste disposal through waste separation and resource recovery in demolition, design, construction and operation of buildings and land use activities.*
- *To achieve the design of waste and recycling storage systems in buildings and land use activities which are hygienic, accessible, quiet to operate, adequate size and visually compatible with their surroundings.*

The storage of waste will be managed in accordance with Council's Waste Minimisation and Management Guidelines. Waste will be collected under the existing regime – as it is not expected that any meaningful increase in waste will occur.

Waste will be managed in accordance with the following objectives:

- Maximise recovery of resources from waste;
- Minimise greenhouse gas emissions from waste disposal, collection and processing;
- Maximise gas capture from disposal of waste at landfill sites.

Clause 6.5 Stormwater Management
The objectives are noted as follows:

- *To preserve and protect the amenity and property of existing residents, property owners and the community.*
- *To ensure the safety of residents and the community.*
- *To meet reasonable expectations and statutory requirements for the development of properties.*
- *To protect the physical environment and receiving waters of catchments.*

To meet these aims Council requires that all developments/building works within the Burwood LGA incorporate stormwater drainage facilities to collect and convey stormwater runoff to Council's system in accordance with the Code.

A Stormwater Concept Design & Sedimentation Control Plan has been provided by Eclipse Consulting Engineers. These drawings form part of this DA submission. The Engineering drawings detail how stormwater run-off will be managed within and external to the site. The addition of rainwater harvesting and re-use will improve the run off impact on the current stormwater systems of the complex.

Given these measures, no significant impacts on stormwater are anticipated.

A Water Savings Solutions Plan has also been incorporated and sets out technical measures to be implemented in the construction and use of the development in order to reduce consumption of potable water. These measures relate to tap water, toilet flushing and irrigation and include specifications of water efficient fixtures and fittings, methods of rainwater harvesting and landscaping.

Due care has been taken in the design of this proposal to ensure minimal adverse impact will occur upon the existing site. The proposal is in accordance with Council's requirements.

Clause 6.6 Landscaping for Development

Council's Landscaping Code has been prepared to raise awareness of the aesthetic, functional and environmental benefits of landscaping. It's aim is:

> *"to maintain and enhance existing themes and elements of the BTC and streetscapes of Burwood."*

The site is currently used for recreational/community purposes and is largely devoid of vegetation. Additional onsite landscaping works and plantings are proposed to soften the visual impact of the proposed redevelopment within the complex and to integrate it into the site in accordance with Council's requirements.

Clause 6.7 Energy Efficiency and Sustainability

This BDCP section aims to:

- *Have regard for the principles of Ecologically Sustainable Development (ESD) by encouraging energy efficient buildings which use readily renewable resources or utilise sustainable materials.*
- *Reduce energy consumption through choices in the design of development and use of materials.*
- *Reduce energy consumption through choices in mechanical heating, cooling and artificial lighting.*
- *Reduce reliance on fossil fuels and minimise greenhouse gas emissions.*
- *Support and promote renewable energy initiatives.*

The proposed redevelopment incorporates energy efficiency measures with the aim of maximising resource efficiency and achieving significant savings in energy and water usage.

Water re use – roof water will be collected and stored to be utilised as top up water to the pool balance tanks. This top up water is a constant requirement and makes best use with minimal equipment to supply.

The proposal promotes resource, energy and water efficiency. The proposal is in accordance with Council's requirements.

No other provisions as nominated apply to this application.

5.0 Development Constraints

ADVISORY (Based on S149 advice)	YES/NO	COMMENT
Is the land identified as being possibly contaminated?	No	No issue
Is the land identified as being Flood Prone?	No	No issue
Is the land identified as being Bush Fire Prone?	No	No Issue
Is a Traffic Impact Assessment Required?	Yes	No Issue, upgrade of existing facilities, provision of new off street carspaces
Are there Flora and Fauna, Threatened Species or Native Vegetation Issues?	No	None identified
Are there Aboriginal Significance Issues?	No	Not to Council's knowledge
Are there Heritage Issues?	Yes	No issue, refer to submitted Heritage Report.
Is the land identified as being potentially affected by Salinity?	No	No issue
Is the land identified as being potentially affected by Acid Sulphate Soils?	Yes	No issue
Is the land identified as being potentially affected by Mine Subsidence?	No	No issue

5.1 Building Requirements

The proposed design of this development has taken into account the BCA. AS 1428 has also been referenced in order to provide as accessible a facility as possible. All accessible amenities are provided with fully complying fit out according to the latest Premises Standard. The CC documentation will detail all accessible amenities, ramps and associated stairs and handrails.

Furthermore, compliance with Part J of the BCA will be incorporated as a component of the Construction Certificate. This will include design and certification by an Electrical Engineer for the proposed lighting design, Mechanical Engineer for air conditioning and handling.

Regulations

The building will be designed in accordance with the requirements of the Building Code of Australia (BCA).

Class of Building	Class 5 – Offices / Administration Class 6 – Shop / KioskClass 9b – Assembly Building Class 10b – Swimming Pool
Rise in Storeys	Single/Two
Construction Type Required	Two

In accordance with the provisions of Section E of the BCA, the following services and equipment will be installed to serve the facility:

- Fire hydrant system – existing coverage from road system.
- Fire Hose Reels - additional hose reels will be added to comply with BCA
- Portable fire extinguishers – to be dispersed throughout facility & plant rooms.
- Emergency lighting.
- Exit signs.
- Paths of Travel Stairways, Passages , Ramps

Access for People with Disabilities

A mandatory design parameter is the requirement to comply with the BCA and Access Codes. This facility has been designed to provide very equitable access for people with disabilities. The requirements of AS 1428 Part 1 are incorporated as well as the enhanced requirement of Part 2 for paths of travel and toilets.

The following issues are given consideration in the design:

- Lighting levels will be suitable for visitors with visual impairment.
- The site of the complex is made to be totally accessible for the public .
- Family change/accessible amenities have been provided within the facility.

5.2 Amenity

The proposal is considered to be a positive contribution to the Burwood/Enfield local environment and more importantly the existing recreational facility. It is considered to be an ancillary component being of benefit not only to the locality but the existing region as a whole. It is considered that the proposal will have minimal adverse impact upon the surrounding environment as it only relates to the subject site.

5.3 Visual Impact

The proposed development will not negatively impact upon the visual amenity and character of the surrounding area in that:

- the design of the proposal is unique to the site and addresses public entry and building scale at the street frontage;
- it is situated within the recreational/community precinct;
- it is surrounded by other recreational/community uses and therefore will not give rise to any adverse impacts in the surrounding locality;
- the design is of a single and two storey nature, of high quality finishes and generally low scale proportions set within an recreational landscape;
- some on-site landscape works and planting are proposed to soften the visual impact of the proposed development and integrate it into the site;
- it is sufficiently separated from adjoining properties.

5.4 Impact on Natural Environment

The proposed works are not considered to have any significant impacts on the natural environment. The proposal uses functional and environmentally attractive materials that are consistent with the streetscape and environmental quality of the area.

5.5 Noise Impact

An acoustic report accompanies the application and concludes that:

- The design and structure of the building instigates noise emissions to the surrounding locality
- The structure will provide sufficient sound transmission loss to achieve the noise requirements in the evening/night shoulder period
- The noise emissions are predicted to comply with the NSW EPA for the outside acoustic environment.

5.6 Impact on Built Environment

The proposal is considered to be a positive contribution to the locality. The scale and character of the proposal is not out of context and complies with Council's requirements and objectives.

Enfield Olympic Pool is a nominated Local Heritage Item. The sympathetic design ensures that the proposal fits within the single storey entrance building, the existing streetscape and is consistent with development contemplated by the zoning and controls.

The design and scale of the proposed works are an appropriate response to the existing site constraints. The proposed works are sympathetic and will ensure the facilities continued service to the community.

5.7 The Public Interest

As the proposal is for the refurbishment and upgrade to the existing Enfield Olympic Pool it is considered to be a positive contribution to the local area. Amenity impacts are negligible and the proposal is considered to result in a positive contribution to the built environment. The proposal has acceptable design and amenity impacts and therefore does not negatively impact on the public interest.

6.0 Conclusion

The proposal is considered to be of an appropriate form and will maintain the character of the existing recreational/community precinct, while being compatible with the scale and character of the surrounding environs.

The proposed development is satisfactory when assessed under the matters of consideration of Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended. No adverse environmental impacts have been identified.

The beneficial effects of the proposal include:

- Complies fully with the objectives and standards of the relevant Burwood LEP 2012.
- The upgraded Centre and external elements will provide a functional and useable facility.
- The present complex is vital to the existing local recreational precinct.
- Will provide Burwood/Enfield with an upgraded recreational/community facility – providing for an improved social outcome.
- Does not impede on any adjoining properties in terms of overshadowing, acoustic or visual aspects and, due to its positioning and scale, and the fact that it is upgrading an existing facility, provides a low level of impact on the existing local amenity.
- A positive contribution to the locality;
- An appropriate development of the land.

The proposal has been developed with a view to upgrading the site and producing a form of development that is consistent with Council's nominated objectives and design principles.

The proposed upgrade works have been designed to minimise any adverse or unreasonable amenity impacts on surrounding properties in terms of visual, acoustic privacy, overshadowing and view loss. The works will allow for a more contemporary functional facility that better utilises the site and its features. The proposed works to the facility represent a vast improvement in terms of aesthetics and internal layout and use of the facility as a whole.

The proposal is consistent with the character of the area and will have no negative environmental or urban design impacts. It is consistent with the objectives of the Environmental Planning and Assessment Act 1979 (as amended) which includes:

> *"The proper management…. And conservation of manmade resources for the purpose of promoting the economic welfare of the community and a better environment via promotion… of the orderly and economic use and development of the land."*

Approval of the development application is therefore recommended.