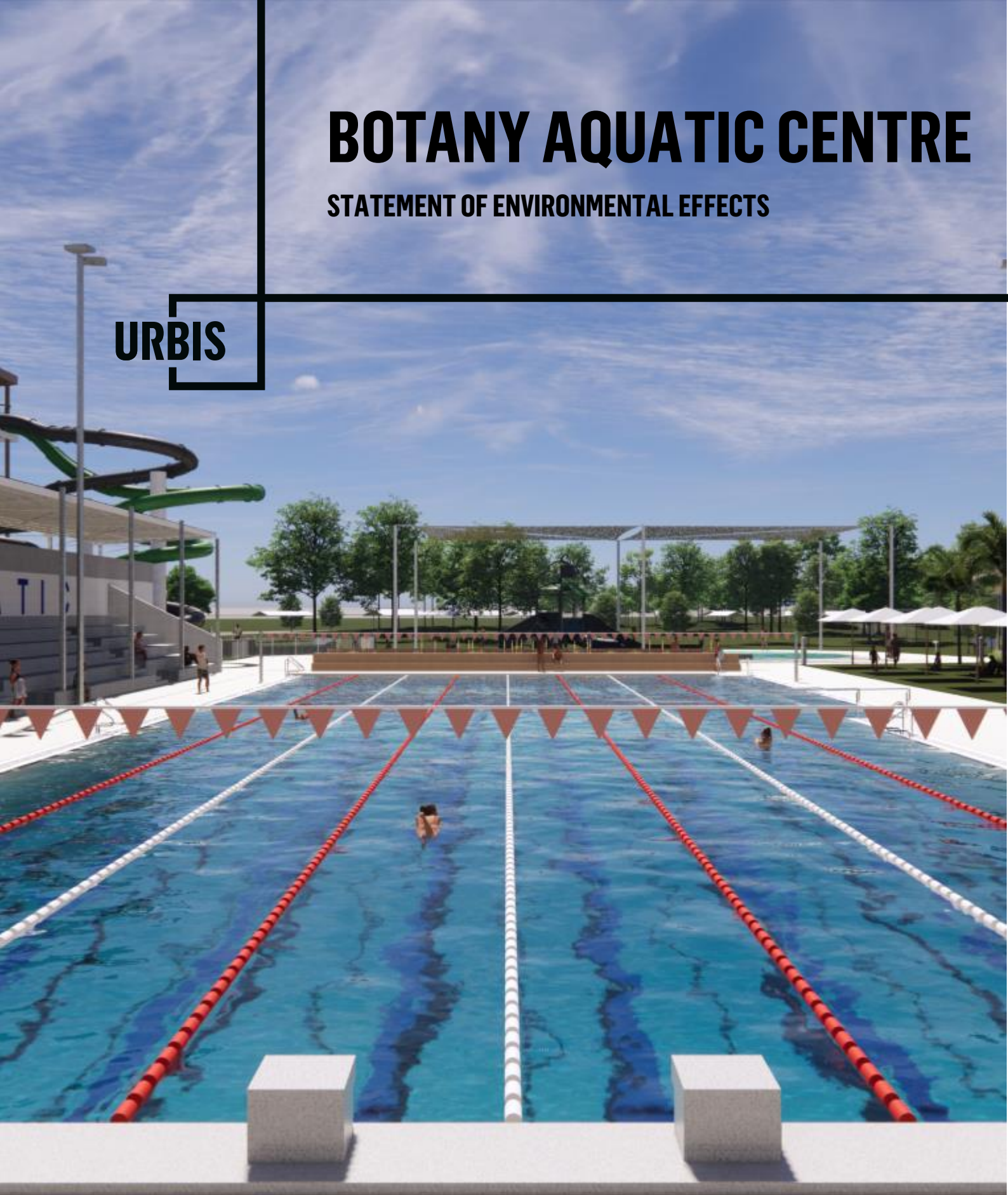


BOTANY AQUATIC CENTRE

STATEMENT OF ENVIRONMENTAL EFFECTS

URBIS



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Project Code	P0021184
Report Number	Final

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1. INTRODUCTION

This Statement of Environmental Effects (SEE) has been prepared on behalf of Bayside Council ('the applicant') in support of the demolition of an existing recreation facility (outdoor) and the construction of a recreation facility (indoor) and recreation (outdoor) (as defined). Specifically, the proposal relates to the Botany Aquatic Centre site, located on the corner of Myrtle Street and Jasmine Street, Botany and is legally described as Lot 1 DP 1148910.

The objective of the proposal is to deliver an improved aquatic and recreational centre to support the Bayside community and surrounds. The proposal includes three new pools, 1 x 50m outdoor lap pool, 1 x 25m indoor pool and 1 x indoor learn to swim / program pool. The proposal will also include waterslides, multiple sunshades, landscaping, associated plant and services, gymnasium, changes rooms and a kiosk.

The proposed works have an estimated development cost of \$68,407,544 (excl GST) and development consent is sought in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). As the estimated development cost is over \$5 million and 'Council related', the DA is considered regionally significant in accordance with Schedule 6 Clause 3 of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), will be determined by the Sydney Eastern City Planning Panel.

Note for client:

This SEE is structured as follows:

- **Section 2 – Site Context:** Identifies the site and describes the existing development and local and regional context.
- **Section 3 – Project History:** Outlines the approvals history and pre-lodgement discussions with key stakeholders.
- **Section 4 – Proposed Development:** Provides a detailed description of the proposal including the demolition, construction and operational phases.
- **Section 5 – Statutory Context:** Provides a detailed assessment of the State and local environmental planning instruments and plans relevant to the site and development.
- **Section 6 – Assessment of Key Issues:** Identifies the potential impacts arising from the proposal and recommends measures to mitigate, minimise or manage these impacts.
- **Section 7 – Section 4.15 Assessment:** Provides an assessment of the proposal against the matters of consideration listed in section 4.15 of the EP&A Act.
- **Section 8 – Conclusion:** Provides an overview of the development assessment outcomes and recommended determination of the DA.

This report should be read in conjunction with the supporting documentation listed in **Table 1**.

Table 1 Supporting Documentation

Document Title	Consultant
Survey Plan	Project Surveyors
Cost Report	Blue Stone Management
Architectural Plans	CO.OP
Landscape Plans	Sturt Noble Associates
Traffic Impact Assessment	Stantec
Flora and Fauna Assessment	Eco Logical

Document Title	Consultant
BCA Capability Statement	Design Confidence
Accessibility Capability Statement	Design Confidence
Acoustic Report	Resonate
Arboricultural Impact Assessment Report	Sturt Noble
Detailed Site (Contamination) Investigation	Douglas Partners
Remediation Action Plan	Douglas Partners
Supplementary Site (Contamination) Investigation	Douglas Partners
Geotechnical Investigation	Douglas Partners
Stormwater Management Strategy	Creo Consultants
Operational Waste Management Plan	Elephants Foot
Remedial Action Plan and Acid Sulfate Soils Management Plan	Douglas Partners
Embodied Emissions Material Form	Co-Op Studio
Fire Safety Engineer's Statement	Introba
External Lighting Strategy Report	Introba
Flood Advice Letter	Bayside Council

2. SITE CONTEXT

2.1. SITE DESCRIPTION

The Botany Aquatic Centre is located on the corner of Jasmine Street and Myrtle Street, legally described as Lot 1 DP 1148910. The site is located within the boundaries of Booralee Park in the suburb of Botany, southern Sydney. The site is Crown Land, governed by the provisions of the Crown Lands Management Act 2016 (CLMA). Bayside Council has been appointed Crown Land Manager for the site and a Plan of Management for the facility is currently with the Minister for approval.

The key features of the site are summarised in the following **Table 2**.

Table 2 Site Description

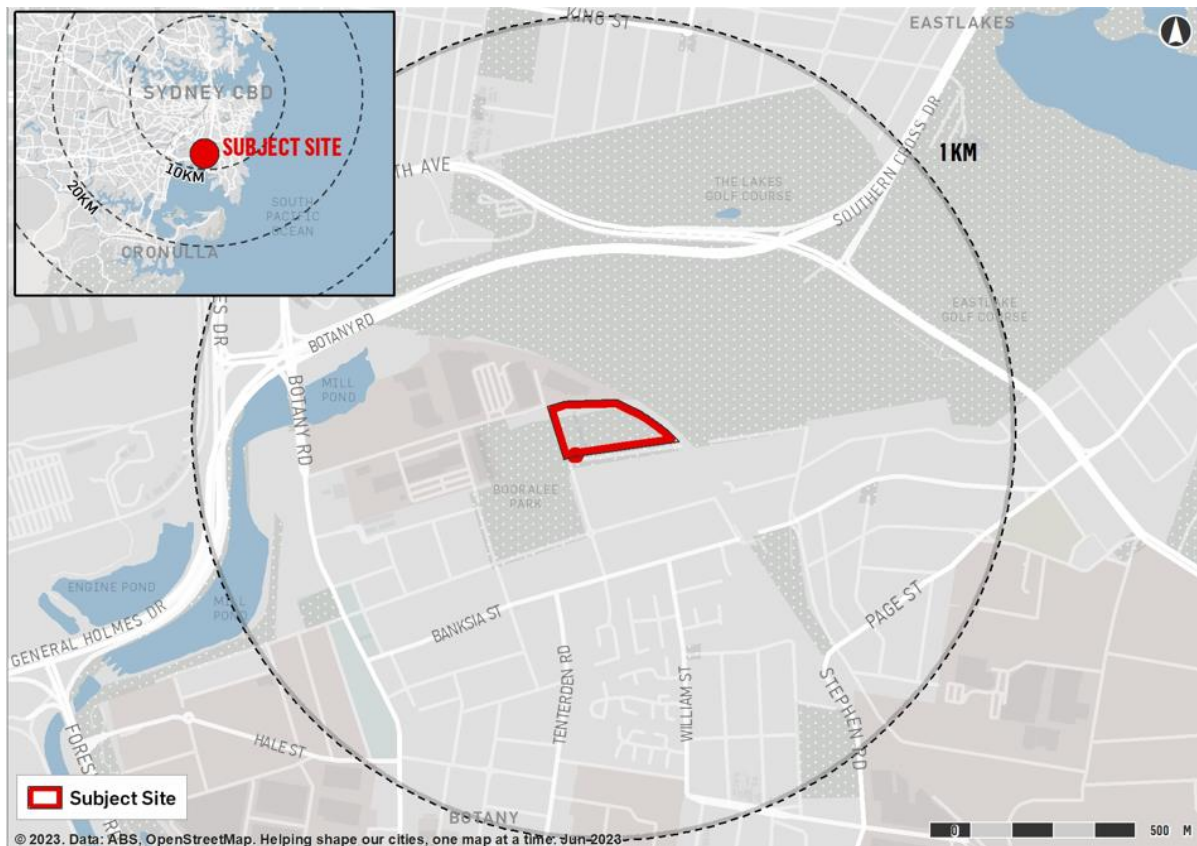
Feature	Description
Street Address	Corner of Jasmine Street and Myrtle Street, Botany
Legal Description	Lot 1 in Deposited Plan 1148910
Site Area	30,095.9m ²
Site Dimensions	<ul style="list-style-type: none">▪ 173m to the north▪ 185m to the east▪ 285m to Myrtle Street to the south▪ 133m to Booralee Park to the west
Site Topography	The topography of the site is generally flat, with existing pools sitting at approximately RL 8.0. The grassed area in the north-east slopes down to RL 7.3, while the south-east portion of the site sits at RL 9.0 and transitions down to RL 8.0 toward the existing buildings in the west. The car park is generally flat sitting at approximately RL 7.0. Myrtle Street gently slopes between RL 7.75 and RL 6.75.
Vegetation	<p>The site characterised by planted natives, exotic and cleared vegetation</p> <p>The site includes high value trees including Road-Leaved Paperbark, Bangalay, Tallawood and spotted gum species. The majority are located in the eastern portion of the site and are setback from the existing and proposed built form.</p>
Hydrology	The site is located within the catchment of nearby wetlands to north of the site, known as Botany Wetlands.

Figure 1 Aerial Photograph



Source: Urbis

Figure 2 Location Plan



Source: Urbis

2.2. EXISTING DEVELOPMENT

The existing facility opened in 1966 and has a number of outdoor pools including a 50-metre pool with eight lanes and a grandstand, a 22-metre pool and a children's pool on the southern edge of the site. Entry to the facility is on the western side of the site. The entry building includes a café/kiosk and administration space. An amenity building, storage facilities and plant room also exist along the southern and western parts of the site. The buildings are largely constructed of original fabric. The north-east and south-east portion of the site is mostly grassed area with a number of high value trees, including Bangalay, Tallawood and Spotted Gum species. The grassed area also includes play equipment and shelters for social gatherings.

A car park occupies the western side of site and provides parking for approximately 100 vehicles as well as service and waste collection. The car park includes a turning area which accommodates full size buses and service vehicles. The car park also serves Booralee Park which accommodates playing fields, basketball court and function centre.

Figure 3 Site Photos



Picture 1 Existing 50m pool and grandstand



Picture 2 Plant room and waste area located in north-west corner of the site.



Picture 3 Existing car park on the western side of the site.



Picture 4 Existing grass area with play equipment, BBQ's and shelters.



Picture 5 Existing 22m lap pool.

Source: Urbis



Picture 6 Existing children's pool on southern edge of the site.

Source: Urbis

2.3. LOCALITY CONTEXT

The site is located in southern Sydney and is adjacent to Sydney Airport to the west and Port Botany to the south. The local area is characterised by a mixture of development types including low and medium density residential, public and private recreation areas, community facilities, light industrial zoned land and areas of ecological significance including the Botany Wetlands.

Access to the site from the Sydney Central Business District (**CBD**) is from Southern Cross Drive and the M1 Motorway. Botany Road (a classified road) also connects the site from inner city suburbs such as Rosebery and Alexandria.

A bus stop is located on Banksia Street, 330m south. Bus services 307 and 309 provide regular trip to Mascot, which has train services via the T8 Airport and South line connecting Sydney CBD with the southwestern suburbs via Sydney Airport.

The surrounding uses are as follows:

- **North:** North of the site is a Botany light industrial area tenants include Konami Australia, Schindler Lifts Australia and Australia Post. North of this is the Port Botany Freight Line which travels from Port Botany. Further north is the M1 Motorway and the residential and light industrial areas of Mascot and Rosebery.
- **East:** Immediately east of the site is the Southern Sydney Freight Line from Port Botany. Bonnie Doon Golf Club is opposite this freight line. The light industrial and residential suburb of Pagewood is south of the golf course. The suburb of Eastgardens is further east and includes a major Westfield Shopping Centre.
- **South:** Immediately south of the site is Myrtle Street with new medium density residential developments opposite Myrtle Street facing north towards the BAC. Further south is the residential and light industrial areas of Botany, Banksmeadow and the industrial area of Port Botany which is located on the foreshore of Botany Bay further south.
- **West:** West of the site is Booralee Park which includes playing fields and a basketball court. The low and medium density residential area of Botany, including Botany Public School is further west with access via Botany Road. The M1 Motorway and Mill Stream environmental area is adjacent to the school. Sydney Airport is further west.

Figure 4 Local Context



Source: Urbis

3. PROJECT HISTORY

3.1. APPROVALS HISTORY

Up until the 1940s, the site was vacant land. In the 1940s, a large warehouse structure was developed which remained until the late 1960s when it was demolished for the development of the Botany Aquatic Centre. Since its inception in 1966, only minor works have been carried out at the centre, including the removal of the waterslides in the south-east corner of the site in 2019.

DA-2021/187 was approved by the Sydney Eastern City Planning Panel on 18 November 2021 for the demolition of the existing children's pool and shelter; removal of seven (7) trees and construction of three (3) water slides, an outdoor aqua play area; associated building for mechanical servicing and change rooms. The water slides and aqua play area are to operate between the following hours:

- Monday to Friday 3:00pm to 7:00pm; and
- Saturdays/Sundays & School Holidays 10:00am to 7:00pm

3.2. COMMUNITY CONSULTATION

In the lead up to this project, Bayside Council undertook consultation and engagement in a variety of forums with the local community to gauge interest and receive feedback. Consultation and engagement was undertaken in the following ways:

- Consultation and information boards were displayed at the movie night pop up in April 2023.
- An information flyer was handed out at the SJB Playground opening March 2018 and available at the movie night April 2023.
- A survey was conducted at the movie night in April 2023.

4. PROPOSED DEVELOPMENT

4.1. OVERVIEW

This DA seeks consent for the construction of an aquatic centre and associated works. Specifically, the DA seeks consent for the following a recreation facility (indoor), and recreation facility (outdoor), both of which are defined in the Bayside Local Environmental Plan (LEP) as follows:

Recreation facility (indoor) means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

Recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

The key features of the development will include:

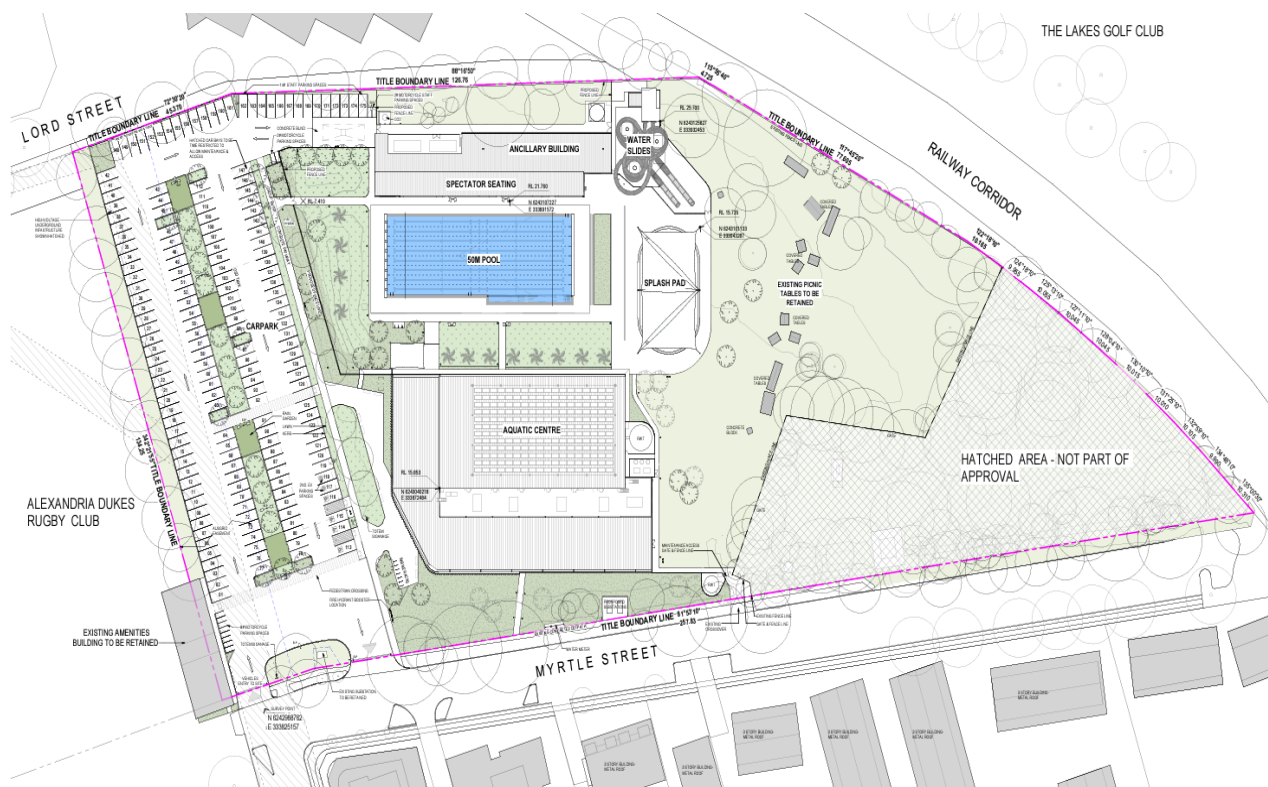
- Demolition of current buildings/pools onsite.
- Construction of a splash pad outdoor play area.
- Construction of 2 x water slides and multiple shade structures.
- Construction of a 50m lap pool with spectator seating.
- Construction of an ancillary building including amenities, various types of building / pool plant and services, bulky waste room, storage room, officiating room.
- Construction of an aquatic centre including a learn to swim / program pool and a 25m lap pool. The building will also include a kiosk, meeting rooms, managers office, seating, admin area, foyer and reception, change rooms and toilets, gym, multi-function rooms, storage areas, staff rooms, fire pump and main switch rooms.
- Associated fencing, lighting and landscaping works across the site.
- Associated signage zones for business identification and wayfinding.
- Rejuvenation of the existing facility's on-grade car park.
- Construction of an on-site detention tank (OSD).
- Installation of two substation kiosks.

Overall, the proposed development will deliver a total gross floor area (GFA) of 2,978.6sqm.

A cost report has been prepared by Bluestone Management which accompanies this development application and notes the estimated development cost is \$68,407,544 (excl GST).

A set of architectural plans have been prepared by CO-OP and accompany this development application. A reduced sized extract of the proposed site plan is provided below in **Figure 5**.

Figure 5 Proposed Site Plan



Source: Co.Op Studio

4.2. SITE PREPARATION AND CIVIL WORKS

The following site preparation works are proposed:

- Demolition of the existing structures onsite.
- Excavation works to accommodate the proposed 3 x pools.
- Earthworks to level the site in readiness for the proposed structures.
- Removal of 29 trees.
- Excavation works to accommodate the on-site detention tank (OSD).

All earthworks will be carried out in accordance with the requirements of AS3798 – Guidelines on Earthworks for Commercial and Residential Developments.

The demolition will include all buildings within the development area, minor elements of the hardstand carparking area for enabling works, and all pools currently on site. The proposal will also include the removal of 21 trees which is discussed further below.

4.2.1. Remediation

A Remediation Action Plan which addresses the preferred remediation strategy for contamination removal has been prepared by Douglas Partners. The RAP also includes an Acid Sulfate Soil Management Plan.

For further discussion regarding the status of the proposed remediation strategy, refer to **Section 5.1** of this report.

4.3. BUILT FORM

The proposal seeks to establish a contemporary, high amenity design which caters to the growing population within Bayside Local Government Area. This includes a 50m outdoor lap pool, 25m indoor pool and learn to

swim / program pool. The proposal also seeks to include a gym, 2 x water slides, sunshades, kiosk, outdoor recreation and picnic areas.

The key design objectives of the proposed development are to:

- Provide an architectural language that is contextually responsive and contemporary.
- Deliver ESD commitments to improve energy efficiency through the design and siting of buildings.
- Adopt a variety of durable, high-quality and low maintenance materials to external finishes, and a combination of colours to enhance the appearance of the development when viewed from the public domain.
- Create both temporary and permanent job opportunities through the construction and operational phase of the proposal.
- Provide landscaped areas which can be used for a variety of uses and to enhance and soften the appearance of the development when viewed from the streetscape.
- Minimise overshadowing, overlooking, obstruction of light or glare, noise, obstruction of views or any other amenity impacts on nearby properties.
- Avoid unacceptable environmental impacts associated with the proposal through adopting recommended measures to avoid, minimise or manage potential impacts.

Figure 6 Proposed view of the entrance to the aquatic centre



Source: CO.OP

Figure 7 Proposed view of the 50m lap pool



Source: CO.OP

4.3.1. Materials and Finishes

The proposed external façades of the buildings will incorporate a variety of materials, colours and finishes including the following:

- Concrete panels
- Concrete finish
- Insulated metal panel
- Timber cladding in natural finish
- FC cladding finish – painted
- Grey fence
- Window / door metalwork in colour natural anodised
- Metal roof sheet in colour surfmist
- Metal roof colour in white
- Glazing

4.4. PARKING AND ACCESS

4.4.1. Pedestrian Access

Pedestrian access from the Myrtle Street will be via a designated pedestrian paths separate from the driveway. A series of pedestrian pathways will also provide connections across the site. Level access arrangements will be provided to facilitate pedestrian movements from car parking areas to the different areas of the site. All building entrances will be designed in accordance with A.S. 1428.1 (2009) to ensure equitable access.

4.4.2. Vehicle Access and Car Parking

The existing vehicle access arrangements will be retained as is existing onsite. The car park will however be modified to improve circulation of both cars and service vehicles. The accessible parking bays have also

been revised to comply with relevant standards and improve access to the main entry. The proposal includes 166 parking bays inclusive of 4 accessible spaces.

The existing bus drop off loop, will be retained, however the emergency vehicle access will be amended. All vehicles will continue to seek access to the site via the two driveway cross overs along Myrtle Street.

Two EV Equipped parking spaces will be provided with potential for a further 35 EV spaces.

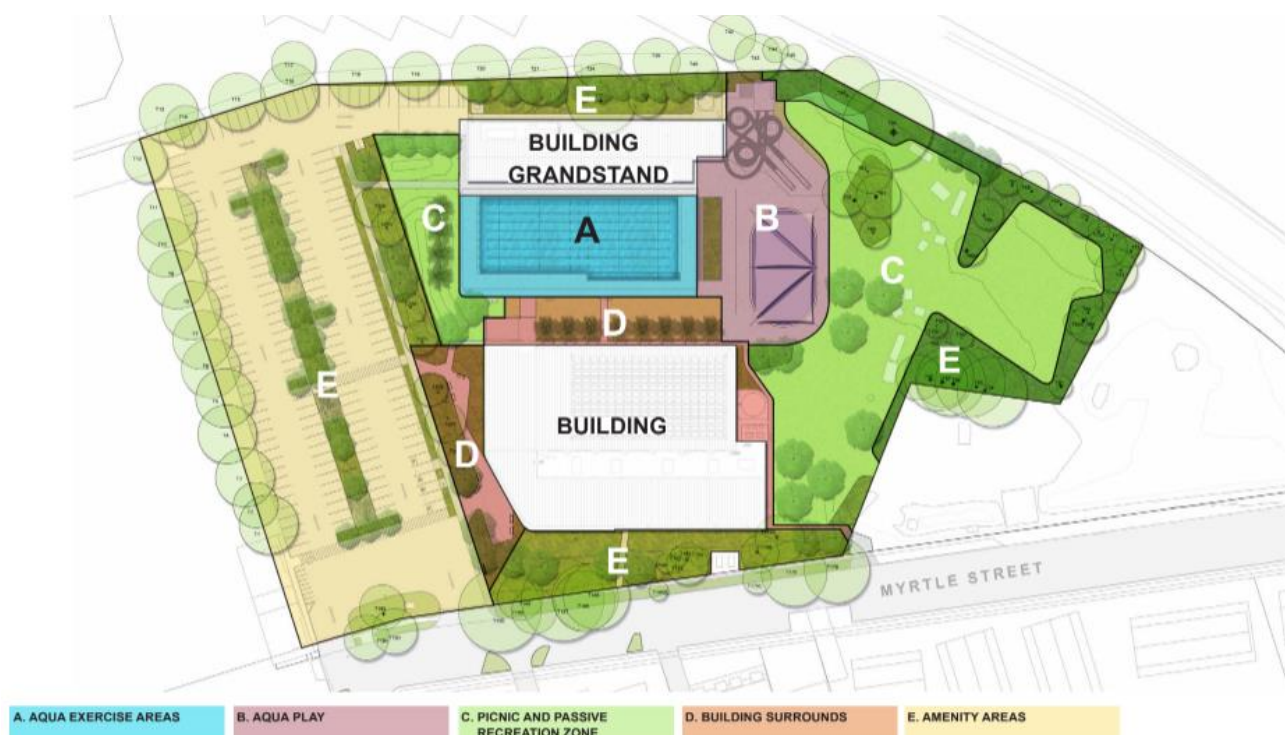
4.5. LANDSCAPING

Landscape Plans have been prepared by Sturt Noble Associates and accompany this development application. The landscape plans include a planting schedule and maintenance plan.

The landscape plans have been broken down into zones which dictate the use. These include the following:

- Aqua exercise area
- Aqua Play
- Picnic and Passive recreation zone
- Exercise zone
- Building surrounds
- Amenity areas

Figure 8 Landscaping Zones



Source: Sturt Noble Associates

Each of these zones will incorporate different types of landscaping except area A which is the outdoor lap pool. The landscaping will include planting, open lawn and biofiltration. As tree removal is proposed to accommodate the new building footprint and pools, extensive landscaping is proposed which will replace the trees removed.

Figure 9 Landscape Plan



Source: Sturt Noble Associates

4.6. OPERATIONAL DETAILS

The key operational details for the proposal include:

- Hours of operation:
 - Aquatic Centre, pools and splash pad - 5am to 10pm Monday to Sunday, including school holidays and public holidays.
 - Waterslides - 10am to 7pm Monday to Sunday, including school holidays and public holidays.
- On site staffing will include:
 - Aquatic centre manager
 - Duty managers
 - Lifeguards
 - Gym & fitness supervisors
 - Gym instructors / trainers
 - Aquatic programs supervisor
 - Learn to swim instructors
 - Customer service supervisors
- The site may be used infrequently for special events such as movie nights, competition meets and extended aquatic programs. These events will occur on an as-needs basis, while remaining within the reasonable expectations of such a facility.

5. STATUTORY CONTEXT

5.1. STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The *State Environmental Planning Policy (Resilience and Hazards) 2021* (Resilience and Hazards SEPP) applies to site. It aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Extensive environmental site investigation works were carried as part of the proposal and previous development on the site.

A Detailed Site Investigation (DSI) has been prepared by Douglas Partner's and is available with this development application. The investigation included a desktop study of site information, including a review of a previous Detailed Site Investigation for the whole site.

Based on previous results from tests undertaken at the site, and the presence of anthropogenic materials in the fill, it is considered likely that asbestos containing materials are present in-between test locations and or in unobserved parts of the site. Douglas Partners confirm that the material may require re-classification as Special Waste (Asbestos), subject to confirmatory testing and additional observations. Nevertheless, no significant groundwater contamination was previously reported by Douglas Partners in 2020.

Acid Sulphate soils is present in certain natural soils underlying the site between the depths of 1.9 – 2m. However, the majority of the proposed structures will be on-grade and as such minimal changes to existing site levels are proposed, other than for general levelling. The report also concludes that PASS resides around and generally below the groundwater table (i.e. 2m bgl).

The assessment makes the following recommendations. Consistent with other development applications, it is considered that these can be undertaken post-approval:

- Development of a RAP to manage the identified contamination in soils.
- Ex-situ testing of soils requiring off-site disposal to confirm preliminary waste classifications.
- Where proposed works may disturb identified soils (i.e. at or beneath the water table) preparation of an ASS Management Plan (ASSMAP) is recommended.

These reports have been prepared by Douglas Partners in accordance with Clause 4.6 of the Resilience and Hazards SEPP and accompany this development application. The reports inform the construction of the proposed works and provide mitigation measures and recommendations, and demonstrate that the site can be made suitable for the intended use.

5.2. STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and infrastructure SEPP) provides the framework for infrastructure and the provision of services across NSW. The relevant provisions of the ISEPP are discussed below:

- **Clause 2.98:** This clause applies to development on land that is in or immediately adjacent to a rail corridor. Clause 2.98 (1) states that before determining a development application for development, the consent authority must take into consideration whether the development is likely to have an adverse effect on rail safety, involves the placing of a metal finish on a structure and the rail corridor and involves the use of a crane above any rail corridor.
 - **Response:** The eastern boundary of the site is adjacent to the rail corridor. However, the proposed works are of a minor nature and will not involve a metal finish, the use of a crane above a rail corridor, or have an adverse effect on rail safety. Concurrence will therefore not be required from the ATRC or the relevant authority.
- **Clause 2.99:** This clause involves the penetration of ground to a depth of at least 2m below existing ground level. Under this clause, the consent authority must not grant consent such development, without the concurrence of the chief executive officer of the rail authority.

- **Response:** The water slides are proposed within 25m of the rail corridor. However, as detailed in the geotechnical report, penetration of the ground will not occur to a depth of 2m. Concurrence is therefore not required from the ATRC or the relevant authority.
- **Clause 2.119:** The site will not require referral to the Roads and Maritime Services (RMS) under Clause 2.119 of the Transport and Infrastructure SEPP. The use is classified as ‘recreation facility’ under Schedule 3 of this policy and has a capacity to accommodate more than 50 car spaces, however, it is not within 90m from a classified road.

5.3. BAYSIDE LOCAL ENVIRONMENTAL PLAN 2021

Bayside Local Environmental Plan 2021 (the LEP) is the primary environmental planning instrument applying to the site and the proposed development.

The site is zoned RE1 Public Recreation in accordance with the LEP. The proposed development is consistent with the zone objectives as outlined below:

- *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.*

The proposed development is defined as a recreation facility (indoor) and recreation facility (outdoor) in accordance with the LEP. Both forms of recreation facility are permitted with development consent in the RE1 Public Recreation zone. The proposed development is highly consistent with the objectives of the zone given:

- The proposal will provide a high-quality facility which will be used for recreational purposes.
- The proposal will include a range of recreational activities including swimming and aqua play, it also includes a gym and has copious green space for casual outdoor sport activities.
- Through the recreational setting, the proposal will encourage participation and socialisation, creating a healthy, connected local community.
- The proposal also aims to retain the majority of trees on site and includes a generous landscaping strategy to ensure it enhances and protects the natural environment.

The following table assesses the compliance of the proposed development with relevant clauses in the LEP.

Table 3 LEP Compliance Table

Clause	Provision	Proposed	Complies
Clause 4.1 – Minimum Subdivision Lot Size	N/A	No subdivision proposed	Yes
Clause 4.3 – Height of Building	N/A	There is no height of building development standard for the site. The built form is consistent with the height of the existing built form, the surrounding built form, and is reasonably expected to occur on the site for the intended use. The proposal does not impact on view corridors to Booralee Park from areas of importance or public spaces. On merit, the proposal inclusive of taller elements such as	Yes

Clause	Provision	Proposed	Complies
		the water slides is considered appropriate.	
Clause 4.4 – Floor Space Ratio	N/A	There is no maximum FSR development standard for the site. However, the proposed development will deliver a total gross floor area (GFA) of 2,978.6sqm, comprising of 2,857.9sqm of indoor recreation (aquatic centre) and 120.7sqm of ancillary building floor space. The proposal has been designed to ensure it does not result in unreasonable bulk and scale than what is currently existing onsite, the proposal is also well setback from surrounding neighbouring built form and accordingly is deemed appropriate.	Yes
Clause 5.10 – Heritage Conservation	<p>In proximity to Landscape Heritage I61 Booralee Park.</p> <p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development—</p> <p>on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>The proposal is not inconsistent with the existing Botany Aquatic Centre, and ensures that the expanded facilities are wholly contained within the site. The water slides are appropriately separated from Booralee Park thereby not dominating the character of the street.</p> <p>The design and siting of the new slides and water play areas complement the form, orientation, scale and style of the surrounding area and do not comprise the heritage significance of Booralee Park. The Botany Aquatic Centre is an accepted existing element of social infrastructure, the improvement of which would not unreasonably impact the Booralee Park heritage item.</p>	Yes
Clause 5.21 Flood Planning	(2) Development consent must not be granted to development on land the consent authority considers to be within the flood	The site is identified as a flood affected site for both 1% Annual Exceedance Probability mainstream flooding and 1 in 100-	

Clause	Provision	Proposed	Complies
	<p>planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p> <p>(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—</p> <p>(a) the impact of the development on projected changes to flood behaviour as a result of climate change,</p> <p>(b) the intended design and scale of buildings resulting from the development,</p> <p>(c) whether the development incorporates measures to minimise the risk to life and</p>	<p>year Average Recurrence Interval overflows.</p> <p>A flood assessment report has been prepared accompanies this application.</p>	

Clause	Provision	Proposed	Complies
	ensure the safe evacuation of people in the event of a flood, (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.		
Clause 6.1 Acid Sulfate Soils	Class 4 - Works more than 2 metres below the natural ground surface require development consent.	Preliminary site investigations indicate an acid sulfate management plan (AASMP) is required to inform future works on the site. This has been undertaken by Douglas Partners and will be submitted with this application. This report will inform construction phases of the development.	Yes
Clause 6.2 Earthworks	<p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water</p>	<p>The proposal requires excavation to accommodate the new pools, water slides and aqua play areas.</p> <p>A Geotechnical Report prepared by Douglas Partners has confirmed the site can accommodate the proposed earthworks.</p>	Yes

Clause	Provision	Proposed	Complies
	catchment or environmentally sensitive area, (h) any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.		
Clause 6.3 Stormwater and water sensitive urban design	<p>(2) Before granting development consent to development on any land to which this Plan applies, the consent authority must be satisfied that—</p> <p>(a) water sensitive urban design principles are incorporated into the design of the development, and</p> <p>(b) riparian, stormwater and flooding measures are integrated as part of the development, and</p> <p>(c) the stormwater management system includes all reasonable management actions to avoid adverse impacts on the land to which the development is to be carried out, adjoining properties, native bushland, waterways, receiving waters and groundwater systems, and</p> <p>(d) if a potential adverse environmental impact cannot be feasibly avoided, the development minimises and mitigates the adverse impacts of stormwater runoff on adjoining properties, native bushland, waterways receiving waters and groundwater systems, and</p> <p>(e) the development is designed to maximise the use of water permeable surfaces on the site having regard to the soil characteristics affecting on-site infiltration of water.</p>	<p>Geotechnical engineering investigations and stormwater and flooding assessments have been prepared and provided with this report.</p> <p>The stormwater management plan prepared by Creo discusses in detail the proposed stormwater management strategy which are proposed as part of this application including rainwater harvesting and onsite stormwater detention.</p>	Yes

Clause	Provision	Proposed	Complies
6.7 Airspace operations	<p>(1) The objective of this clause is to protect airspace around airports.</p> <p>(2) The consent authority must not grant development consent to development that is a controlled activity within the meaning of Division 4 of Part 12 of the Airports Act 1996 of the Commonwealth unless the applicant has obtained approval for the controlled activity under regulations made for the purposes of that Division.</p>	<p>The site is located within the inner horizontal surface with maximum height limit of 51m AHD. The proposal includes waterslides that have a maximum height of RL 25.7 and therefore complies with this requirement.</p>	Yes
6.8 Development in areas subject to aircraft noise	<p>(2) This clause applies to development—</p> <p>(a) on land—</p> <p>(i) near the Sydney (Kingsford-Smith) Airport, and</p> <p>(ii) in an ANEF contour of 20 or greater, and</p> <p>(b) the consent authority considers is likely to be adversely affected by aircraft noise.</p> <p>(3) In deciding whether to grant development consent to development to which this clause applies, the consent authority—</p> <p>(a) must consider whether the development will result in an increase in the number of dwellings or people affected by aircraft noise, and</p> <p>(b) must consider the location of the development in relation to the criteria set out in Table 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2015, and</p> <p>(c) must be satisfied the development will meet the indoor design sound levels shown in Table 3.3 (Indoor Design Sound</p>	<p>The site is located between ANEF contour of 20 and 25 and is near Sydney airport.</p> <p>However, no dwellings are proposed as part of the redevelopment.</p> <p>Under 2.1 (Building Site Acceptability Based on ANEF Zones) in AS 2021—2000, and Table 3.3 (Indoor Design Sound Levels for Determination of Aircraft Noise Reduction) in AS 2021—2000 the proposed land use, being a recreation facility, is not considered.</p>	Yes

Clause	Provision	Proposed	Complies
	<p>Levels for Determination of Aircraft Noise Reduction) in AS 2021:2015 for development for the following purposes—</p> <p>(i) for development proposed to be located in an ANEF contour of 20 or greater—child care centres, educational establishments, entertainment facilities, hospitals, places of public worship, public administration buildings or residential accommodation,</p> <p>(ii) for development proposed to be located in an ANEF contour of 25 or greater—business premises, hostels, hotel or motel accommodation, office premises or retail premises.</p>		

Based on the above, it is considered that the proposal complies with the relevant provisions within the Bayside LEP.

5.4. DEVELOPMENT CONTROL PLAN

Bayside Development Control Plan 2022 (the DCP) provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in the table provided with this development application.

Based on the assessment it is considered that the proposal complies with the relevant provisions within the DCP.

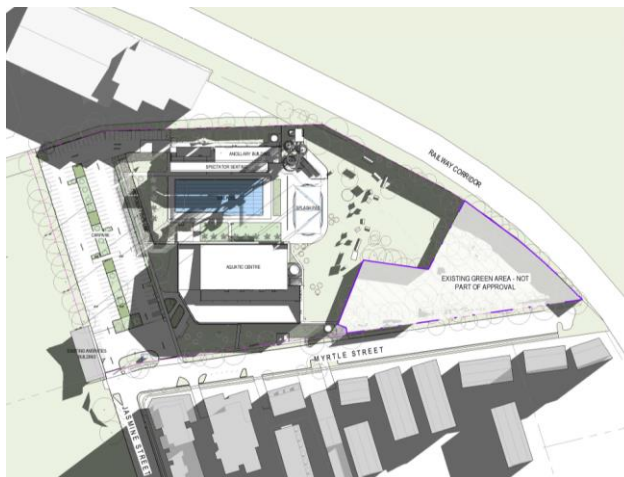
6. ASSESSMENT OF KEY ISSUES

6.1. BUILT FORM

6.1.1. Overshadowing

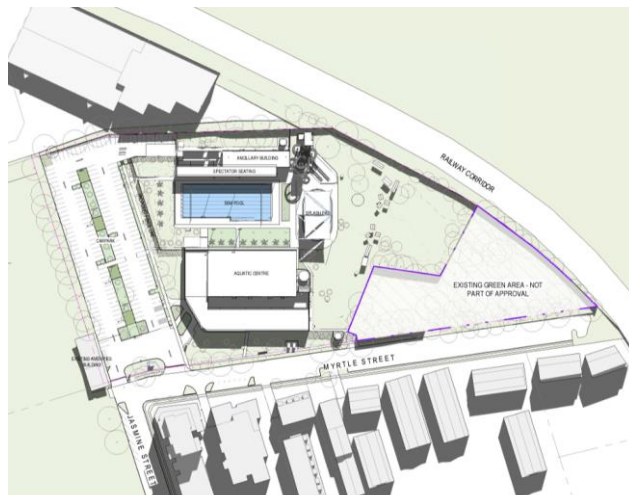
The Architectural Plans prepared by CO.OP contain shadow diagrams to assess the impacts on solar access to neighbouring land uses.

Figure 10 Overshadowing Impacts



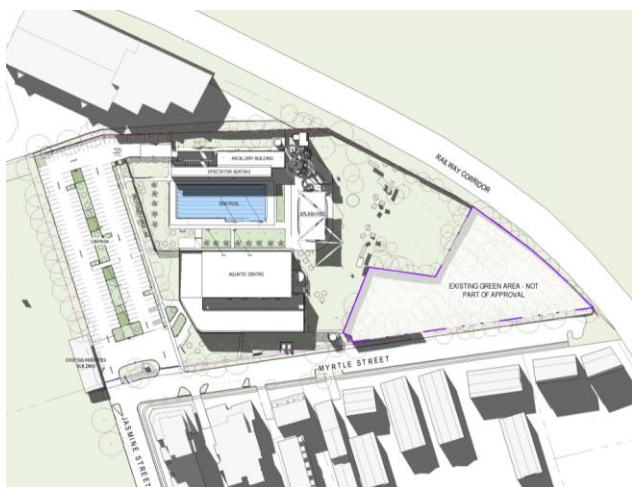
Picture 7 Winter Solstice 9am (21 June)

Source: CO.OP



Picture 8 Winter Solstice 12 noon (21 June)

Source: CO.OP



Picture 9 Winter Solstice 3pm (21 June)

Source: CO.OP

Overall, the proposal does not cause any additional overshadowing impacts to neighbouring properties or the public domain, and rather shadow impacts are largely contained within the site or within the immediate road reserve. Taller elements of the proposal, such as the water slides and flood lights, are centrally located to limit the potential for overshadowing.

6.1.2. Visual Impact

Overall, the development will have a significantly improved visual aesthetic when viewed from the surrounding public domain. The architectural plans prepared by CO.OP contain photomontage imagery of the development from selected viewpoints which show the low bulk and scale nature of the development. As discussed above, the existing Botany Aquatic Centre is a fundamental piece of recreational infrastructure in

the area. That is, people are 'used to' the general appearance of the centre in its current form, and know that the site contains the Botany Aquatic Centre. While the general look and feel may change as a result of the development, the fundamental idea that the site contains an aquatic centre is not altering.

The proposal has been designed to ensure it will not dominate the streetscape or minimize the heritage significance of Booralee Park, overall, the built form will cause negligible visual impacts to surrounding sites.

6.1.3. Lighting

An External Lighting Strategy Report has been prepared by Introba and accompanies this application. The report has considered possible obtrusive lighting effects on:

- Adjacent properties
- Effects on transport system users
- Effects on wildlife
- Effects on astronomical observations
- Effects on runway

The Strategy concludes the proposed lighting will be acceptable given the following:

- The lighting system will utilise a combination of post-top, bollard, recessed location, façade mounted and pathway illumination type luminaires to achieve the design intent and comply with the relevant requirements.
- Pole mounted luminaires shall be 5-8 metre high and shall have adjustable mounting brackets to properly aim the luminaires' light distribution.
- External pool lighting shall comprise pole mounted luminaires at approximately 14m height to align with AS2560 guidance.
- The site switching and control strategy will utilise a flexible DALI programmable control system that can be adjusted to meet changing requirements for community use.

6.2. HERITAGE CONSERVATION

Booralee Park is listed as a Landscape Heritage (I61) under the BLEP 2013. The proposed works are appropriate and will not impact the heritage significance of Booralee Park for the following reasons:

- The redevelopment is consistent in scale with the existing Botany Aquatic Centre.
- The proposed water slides are removed from Booralee Park, positioned in the north-eastern corner of site. The water slides are separated from the park by the 50m lap pool, and a one storey ancillary building thereby ensuring the height of the water slides do not dominate the character of the street and impose on the park.
- The siting and scale of the proposal has been designed to ensure it is setback from the park and complements the heritage item through the use of appropriate materials and finishes.
- The proposed works are suitable in scale as they do not propose major increases to the bulk of the existing buildings on the site.

The proposal will therefore not detract from the significance of the adjoining heritage item, Booralee Park.

6.3. ARBORICULTURAL AND FLORA AND FAUNA

6.3.1. Ecology

A Flora and Fauna Assessment has been prepared by Eco Logical and is provided with this development application. The assessment confirms that the development will require the removal of 0.18ha of planted native vegetation which does not represent a native vegetation community, or remnant vegetation. Further, the assessment confirms no threatened flora or fauna species were identified during field observations or from BioNet databases search results. Additionally, the report notes the vegetation within the study area has been substantially modified and does not contain suitable habitats for threatened flora species. and notes

site is of low importance to the persistence of any threatened flora and fauna populations in the locality and concludes:

“The proposed development does not exceed the area clearing threshold relative to minimum lot size or affect vegetation on the Biodiversity Values (BV) Map. Therefore, entry into the Biodiversity Offsets Scheme (BOS) is not triggered.

The preparation of a Species Impact Statement (SIS) or Biodiversity Development Assessment Report (BDAR) is not recommended.

The proposed upgrades at the Botany Aquatic Centre are not likely to have a significant impact on biodiversity values”.

Based on the advice provided by ELA, the proposal is considered acceptable from an ecological perspective.

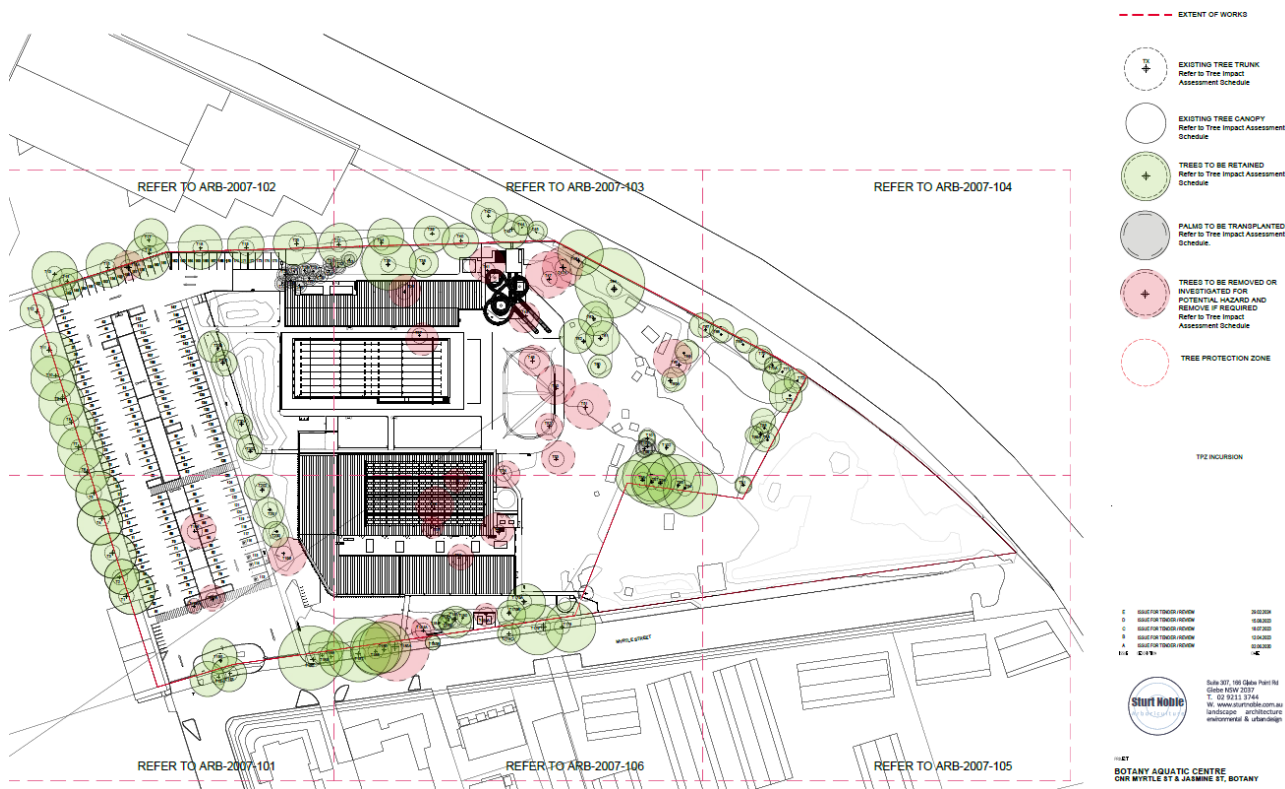
6.3.2. Tree Removal

For the purpose of assessing the health and vigour of mature vegetation on the site, Sturt Noble Arboriculture undertook an Arboricultural Assessment submitted with this development application. Forming part of this reporting, 227 trees were inspected on 21st, 22nd and 28th of May 2020. The trees were assessed by the Visual Tree Assessment (VTA) method. Of the 129 trees were assessed, the proposal includes the removal of 29 of the existing trees on site will require removal (as shown in red in Figure 11 below). Three of these (Tree Nos. 46,47,185A) need to be further assessed by Council and may be able to be retained if they are considered safe. Additionally, 12 palms will be relocated/transplanted for reused on the site. All other trees will be retained and protected on site.

None of the trees identified on the site are listed as Threatened or Vulnerable species, or form part of Bushland or an Endangered Ecological Community.

The arboricultural report contains targeted tree protection measures which are to be implemented during all construction works on site. If implemented properly, it is anticipated that no further impact will result to existing vegetation on site.

Figure 11 Tree removal plan



Source: Sturt Noble Associates

6.4. TRANSPORT, TRAFFIC AND PARKING

The proposal is supported by a Transport Impact Assessment prepared by Stantec.

The below summarises the assessment and key findings of the report.

- The existing car park and vehicle access arrangements will be retained; however, the car park will be modified via updated line marking to improve circulation of both cars and service vehicles and proposes to revise the accessible parking bays to comply with relevant standards and improve access to the main entry.
- The car park will provide parking spaces for 166 vehicles.
- The existing bus drop off loop will be retained. However, the emergency vehicle access will be amended.
- Eight bicycle parking spaces are proposed near the main entry, with end of trip facilities including showers, change rooms and lockers naturally forming part of the facility.
- A single loading bay is proposed on the northern edge of the site, with a services driveway connecting to the at-grade car park, providing direct access from the loading area to the plant, storage, refuse and bulky waste. Service vehicles will seek access through the car park.

Car Parking:

- The DCP 2022 parking requirements are considered conservatively high and likely to result in an overprovision of parking at 247 car parking spaces.
- It is Stantec's opinion that the car parking rates within the DCP 2023, are conservatively high. Due to this a parking demand assessment was completed based on anticipated demand across a number of scenarios.
- The overall conclusion from this analysis, revealed the proposed development would likely require access to between 110 and 145 parking spaces when considering the anticipated demand. This parking number would increase to between 150 and 168 spaces when considering the existing site demand profile and some demand associated with Booralee Park.
- Therefore, the provision of 166 spaces is considered acceptable at meeting the anticipated peak parking demand for the site.
- Based on the proposed provision of 166 spaces, 3 accessible spaces are required. The development provides 4 accessible parking spaces and hence exceeds this requirement.
- 8 bicycle parking spaces will be required, meeting the DCP 2022 provisions.

Traffic Generation:

- Traffic generation estimates for the proposed gym have been sourced from Transport for NSW Guide to Traffic Generating Developments 2002. The Guide specifies an evening peak hour trip generation for metropolitan sub-regional areas of nine trips per 100 square metres GFA.
- Gyms experience peak demand during mornings at around 6:00am, and around 10:00am, and hence have a reduced demand profile during the actual road network AM peak period. In estimating the weekday AM peak hour traffic generation rate, a 0.8 factor has been applied to the weekday PM peak hour rate.
- Gyms also generate peak traffic on Saturday mornings and afternoons, with reduced traffic demand in the midday period. In estimating the retail weekend midday peak hour traffic generation rate, a 0.5 factor has been applied to the weekday PM peak hour rate.
- The gym is therefore expected to generate 13, 16 and eight vehicle trips in the weekday AM, weekday PM and Saturday midday peak period.
- Similar to gyms, 25 metre pools experience less demand during the weekday AM peak. As such, in estimating the weekday AM peak hour traffic generation rate, a 0.8 factor has been applied to the weekday PM peak hour rate, equating to 19 vehicle trips.
- The Saturday midday is expected to generate a similar level of demand during the weekday PM peak hour rate, equating to 24 vehicle trips.

- The new slides and aqua play area is expected to generate up to 30 additional traffic movements compared during the Saturday midday peak period.
- The water slides and aqua play are expected to result in an uplift of 24 vehicle trips on a Saturday midday peak period.

In summary, the proposed new uses are expected to generate around 32, 40 and 44 new vehicle trips in the weekday AM, weekday PM and Saturday midday peak periods. Given the low traffic volumes generated by the proposal during peak periods, representing one additional vehicle trip every one to two minutes, this additional traffic could not be expected to compromise the safety or function of the surrounding road network.

The report concludes that the proposed development can be supported from a traffic and transport perspective.

6.5. STORMWATER MANAGEMENT

A Stormwater Management Strategy has been prepared by Creo Consultants and accompanies this application.

Key findings from the report are summarised as follows:

- It has been agreed in principle with Bayside Council's Development Team that new LPOD connections will be made into the existing Council stormwater 1200mm drainage pipework infrastructure (determined by survey on site) within Myrtle Street located to the south of the facility.
- The development site will be serviced by a single LPOD connection point to appropriately service the site's developed permissible stormwater flows and to enable a gravity-based drainage system that complies with the stormwater management guidelines.
- The stormwater management strategy proposed has been developed to integrate the management of catchment run-off and the quality of the run-off in accordance with Part 10 – Stormwater Management Technical Guidelines, Bayside Council's Flood Advice Conditions, and what is considered to be industry best practice WSUD.
- As part of the proposed development works, the harvesting, storage and reuse of roof stormwater run-off will be implemented into the design.
- Creo Consultants have applied the guidelines in order to ascertain the volume of stormwater that will need to be detained by the development site utilising the DRAINS software package.
- The DRAINS software model has established the 20% AEP pre-developed flow of 404l/s with a post-developed flow of 578l/s. A tailwater level to the LPOD connection of 5.835 m AHD has been applied to the DRAINS model for the OSD tank design.
- The DRAINS software model has established the 1% AEP pre-developed flow of 870l/s with a post-developed flow of 1,038l/s. A tailwater level to the LPOD connection of 5.835 m AHD has been applied to the DRAINS model for the OSD tank design.
- Based on the results of this benchmark (as detailed within the stormwater management strategy), it is proposed the use of an in-ground / buried OSD tank system that will be designed with a submerged orifice control.

The Strategy concludes that for the site, the following stormwater infrastructure is recommended:

- Installation of a detention system totalling a minimum storage volume of 740m³.
- Provision of stormwater roof harvesting for 100% of the plant room / change room roof area.
- Provision of stormwater roof harvesting for up to 70% or greater of the primary / main building roof area.
- Provision of an Atlan Stormwater Hydrosystem model HS.1500/6 treatment device for all captured drainage from the new buildings and external pool area concourse pavements.
- Provision of rain gardens to service the carpark stormwater runoff complimented by Atlan Stormwater Stormsacks within the pits that service the raingarden's overflow to ensure larger pollutants are removed from the drainage system.

6.5.1. Flood Management

As noted within the Flood Advice Letter prepared by Bayside Council, the site is flood affected. Council lists the site as flood risk: flood storage and flood fringe. As stated above, the stormwater management strategy prepared by Creo Consultants has considered Council's advice and incorporated the provisions within their letter into the Stormwater Management Strategy.

6.6. OPERATIONAL NOISE

An Environmental Noise Assessment has been prepared by Resonate Consultants. The assessment identifies potential noise impacts associated with the following:

- External plant and services
- Water slides and aqua play
- Substation

The below provides a summary of the noise mitigation measures proposed for the proposal.

Rooftop plant and PAC units:

- The plant deck should be surrounded by acoustic louvres or a solid barrier (minimum 9 mm fibre cement panel) to disrupt line of sight to the residential receivers on Myrtle Street.
- The solid wall on the east of the ground floor enclosure should extend to acoustically shield plant units from residential receivers on Myrtle Street.
- Acoustic attenuators with a minimum 10 dB(A) reduction should be installed on the air intake and discharge of the PAC units.
- Specific plant items, operational times and noise mitigation recommendations are included in Table 5 within acoustic report and should be followed.

Aquatic Plant Room, Heat Pumps and Emergency Plant Enclosures:

- The wall build-up should comprise an acoustic performance of RW 50 with indicative build ups as follows:
 - Walls: 9mm Fibre Cement / 92 mm stud tracks with 64 mm staggered studs / 27kg/m³ insulation / 13 mm sound rated plasterboard or acoustic equivalent masonry system.
 - The emergency fire pump plant room should have a minimum Rw 35 door and be closed during operation of the pump.
 - The partition separating the plant room and amenities be full height and potentially include an additional layer of plasterboard on one side.
 - Any ventilation penetrations to incorporate acoustic louvres or silencers to suit the open area requirements to be specified by the mechanical engineer with noise reductions selected based on final penetration dimensions as part of the detailed design. The penetrations should be oriented away from highly utilised areas on site.
 - All gaps must be acoustically sealed including at partition and roof junctions.
- Two heat pumps are proposed to be installed adjacent to the plant room. The heat pumps have a proposed heat pumps have a sound power level (SWL) of 91 dB(A) each.
- In order to maintain an airgap over the seating canopy, the section of roof above the heat pumps should include a solid parapet constructed of a minimum 9 mm fibre cement.
- The roof above the ancillary building should be a minimum 0.5 mm steel sheet with thermal insulation on top of purlins / 24kg/m³ insulation / 16 mm sound rated plasterboard.
- The proposed wire mesh fence should and raked roof should be above the ancillary building should only be open only to the north. The ancillary building should be acoustically shielded to the west.

- There should be no direct line of sight between the enclosure to occupied areas such as passive recreation or grandstands.
- Final design to be reviewed and detailed to meet acoustic amenity objectives of the site and surrounds.

In summary, the predicted operational noise levels have been assessed to comply with the noise criteria during the day and evening periods provided that the recommendations presented in Section 5 (as detailed above) of the environmental noise assessment report are implemented into the design.

6.7. CONTAMINATION AND ACID SULFATE SOILS

A Detailed site investigation was undertaken by Douglas Partners as part of this application. As stated within **Section 5.1** their assessment makes the following recommendations. Consistent with other development applications, it is considered that these can be undertaken post-approval:

- Development of a RAP to manage the identified contamination in soils.
- Ex-situ testing of soils requiring off-site disposal to confirm preliminary waste classifications.
- Where proposed works may disturb identified soils (i.e. at or beneath the water table) preparation of an ASS Management Plan (ASSMAP) is recommended.

6.8. ACCESSIBILITY

An Accessibility Capability Statement has been prepared by Design Confidence and accompanies this application. The report concludes that the proposal is capable of achieving compliance with the relevant accessibility requirements of the BCA, subject to the comments provided within the report. Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Part D4 Access for People with a Disability, E3D7 and E3D8 Passenger Lifts and Parts F4D5, F4D6, F4D7 Accessible Sanitary Facilities and Part F4D12 Accessible adult change facilities, or via a performance-based approach.

6.9. BCA

A BCA Compatibility Report has been prepared by Design Confidence and accompanies this application. Design Confidence, are of the opinion that the proposed works are capable of achieving compliance with the BCA, subject to building systems / services being designed in accordance with the relevant design standards contained within the BCA. Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, or via a performance-based approach.

6.10. WASTE MANAGEMENT

The DA is supported by an Operational Waste Management Plan (OWMP) prepared by Elephants Foot. The OWMP identifies the various waste streams likely to be generated during the operational phase of the development and describes how waste will be handled and disposed, bin sizes / quantities and waste rooms, proposed waste management equipment, and waste collection points and frequencies.

Bin Summary:

- General Waste: 2 x 1100L MGBs collected 2 x weekly
- Organic Waste: 1 x 240L MGBs collected 1 x daily
- Paper/Cardboard: 4 x 1100L MGBs collected 1 x weekly
- Commingled Recyclables: 4 x 660L MGBs collected 1 x weekly

Waste Disposal Procedures:

- Public place bins for general waste and recyclables will be provided throughout the site including gymnasium, aquatic centre, café, and outdoor areas.
- Bins for general waste and recyclables will also be located in staff office areas, kitchens, and/or print rooms.

- Food handling for cooked or prepared food that is served and consumed on site will produce a typical waste composition of food scraps from plates, packaging waste and some plastics.
- Café or restaurant staff will be responsible for their own back of house (BOH) waste management during daily operations.
- On completion of each trading day or as required, nominated staff or contracted cleaners will transport all general waste and recycling to the Waste Storage Room and place into the appropriate collection bins.
- Waste will not be compacted, and recyclables are not baled.

Waste Collection Procedures:

- It is anticipated that building management will engage a collection provider to service the waste and recycling bins from the Waste Storage Room on an agreed schedule.
- On service day, the collection vehicle will park in the loading bay on Myrtle Street. The driver will be able to service the bins from the Waste Storage Room via a wheel-in/wheel-out arrangement. After servicing, all bins will be returned to the Waste Storage Room to resume operational use.
- As collections will require the vehicle to reverse into the loading bay, collections will be limited to outside operational hours.
- Quantities, sizes, and servicing of bins may be modified according to actual waste generation rates by visitors and staff.

Bulky Waste Procedures:

- Sufficient space must be allocated on site for the storage of reusable items such as crates and pallets. This space may also be used for the storage of unwanted bulky waste.
- The building manager will arrange for bulky waste collection through Council or a private contractor.
- On service day, a private collection vehicle will park in the loading bay on Myrtle Street. The driver will be able to collect the items from the Bulky Waste Room.

Problem Waste:

The building manager is responsible for making arrangements for the disposal and recycling of problem waste streams with an appropriate contractor. Problem wastes cannot be placed in general waste as they can have adverse impacts to human health and the environment if disposed of in landfill.

7. SECTION 4.15 ASSESSMENT

The proposed development has been assessed in accordance with the relevant matters for consideration listed in section 4.15 of the EP&A Act.

7.1. ENVIRONMENTAL PLANNING INSTRUMENTS

The proposed development has been assessed in accordance with the relevant State and local environmental planning instruments in **Section 6**.

The assessment concludes that the proposal complies with the relevant provisions within the relevant instruments.

7.2. DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

No draft environmental planning instruments are relevant to this proposal.

7.3. DEVELOPMENT CONTROL PLAN

Bayside Development Control Plan 2022 provides detailed planning controls relevant to the site and the proposal. An assessment against the relevant controls is provided in **Section 6**.

The assessment concludes the proposal complies with the relevant provisions within the DCP.

7.4. PLANNING AGREEMENT

No planning agreements are relevant to this proposal.

7.5. REGULATIONS

This application has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Regulations 2021*.

7.6. LIKELY IMPACTS OF THE PROPOSAL

The proposed development has been assessed considering the potential environmental, economic and social impacts as outlined below:

- **Natural Environment:** While the proposal will result in the removal of 21 trees, these will be replaced on site with trees of similar species as well as understorey planting. The proposal will not impact any endangered ecological communities. As such, the proposed works maintain the natural environmental setting.
- **Built Environment:** The proposal will have no built environment impacts. The proposed water slides will have no impact to existing buildings on the site and are setback from surrounding residential receivers to the south and Booralee Park, a local heritage item to the west.
- **Social and Economic:** The proposal will provide a high amenity facility for the Bayside community, encouraging physical activity, supporting social connection and assist in diversifying the recreational facility offering in the Bayside local government area. Overall, the project will provide a capital investment value of approximately \$68 million. This will contribute significantly to the local economy and will deliver a considerable number of direct and indirect jobs, particularly during the construction and operational phase.

7.7. SUITABILITY OF THE SITE

The site is considered highly suitable for the proposed development for the following reasons:

- The use of the aquatic centre is compatible with the recreational zone in which it is located and is permissible with development consent being defined as a Recreation facility(indoor) and (outdoor).
- The proposal will successfully provide a quality, multi-purpose recreational facility, in line with the RE1 zone objectives.

- The site is situated within an established area such that access to services and stormwater infrastructure are readily available.
- The proposal will make a positive contribution to the character and amenity of the area, delivering an inclusive place for people of all ages and abilities that encourages healthy, resilient residents and supports a socially connected community.

7.8. SUBMISSIONS

It is acknowledged that submissions arising from the public notification of this application will need to be assessed by Council.

7.9. PUBLIC INTEREST

The proposed development is considered in the public interest for the following reasons:

- The proposal is consistent with relevant State and local strategic plans and complies with the relevant State and local planning controls.
- The proposal will provide a recreational facility which supports and encourages a healthy, connected community.
- The proposal will provide a facility that is open to the public which provides an inclusive place for people of all ages and abilities.
- No adverse environmental, social or economic impacts will result from the proposal.

The proposal is therefore in the public interest.

8. CONCLUSION

The proposed works has been assessed in accordance with section 4.15 of the EP&A Act and is considered appropriate for the site and the locality:

- The proposal satisfies the applicable planning controls and policies.
- The proposal will not result in any adverse environmental impacts. It has been demonstrated that the proposal will not impact neighbouring residential receivers or the heritage significance of Booralee Park. While the proposal will remove 21 trees, these will be replaced with new planting at a ratio of 2:1.
- The proposal will result in positive social and economic impacts. The proposal will provide a high amenity facility which supports the growing needs of the community, that also supports healthy, connected residents.
- The proposal is highly suitable for the site. The proposal is permitted within the RE1 Public recreation zone, is consistent with the zone objectives and controls.
- The proposal is in the public interest and will deliver a revitalised and improved facility to be used by the residents and visitors of Bayside LGA.

Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent. Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.

DISCLAIMER

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