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# STATEMENT OF ENVIRONMENT EFFECTS

## Lauren Jackson Sports Centre

Prepared For: Albury City Council

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ARCHITECTURE / INTERIORS / MASTER PLANNING / CONCEPTS / DESIGN

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# INTRODUCTION

This statement of environment effects has been prepared by Centrum Architects to accompany a development application for Stage 1 extension and refurbishment works at Lauren Jackson Sports Centre, 229 North Street, East Albury, 2640 New South Wales.

The proposal involves the extension and refurbishment of the existing sports centre. The existing Lauren Jackson Sports Centre (LJSC) has long been used as a community and sporting hub for the region, used by up to 160,000 participants each year. Council wishes to upgrade and modernize the current facilities to bring them up to date with current competitive sporting standards especially in basketball and netball, as well as to meet current and future needs of the community.

Albury City Council underwent a comprehensive stakeholder consultation and costing process to develop a masterplan for the site. This masterplan includes 2 stages, Stage 1 being the upgrading of the existing building and Stage 2 being the future addition of new courts and changerooms. After a process of community and user group consultation, Council engaged Centrum Architects to lead the consultant team for the design and delivery of Stage 1 works.

This proposal has been designed to achieve the relevant provision of the Albury Local Environmental Plan 2010 and Clause 4.15 of the Environmental Planning and Assessment Act 1979.

# SITE DESCRIPTION AND ANALYSIS

## SITE CHARACTERISTICS AND ANALYSIS

The property is located at the corner of North St and Keene Street, West Albury. The property borders the PCYC building to the south and both properties share the use of an informal dirt driveway along their shared boundary. Other notable neighbours are Alexandra Park on the west of the site across Keene Street, several residential properties long East Street, and a commercial property strip across North Street to the north of the property.



*Fig 1: Aerial view of site overlaid with cadastral property title lines*

Built in 1984, the LJSC building is a 4,538m<sup>2</sup> single storey brick and metal clad building comprising of a low front entry building connected to a large stadium volume and a storeroom extension to the rear. It faces north with its principal vehicular access driveway coming off North Street. A second driveway leads from Keene Street to the existing western roller door into the stadium building. Lawn and several small to large trees surround the existing stadium. There are also several independent structures on site which include an independent barbeque gazebo, bike racks and picnic table plinths.

East of the building is a bitumen carpark with its own access driveway from North Street which provides onsite parking for stadium-goers. A vacant field lies to the east of the carpark and borders North Street and East Street. The site shares its southern boundary with the PCYC building to the south and St Patrick's tennis club to the southeast. Rear access to the stadium's maintenance area and refuse store is shared with PCYC.





*Fig 2: View of the site from North Street showing main driveway, bike racks, picnic tables and barbeque gazebo.*



*Fig 3: View facing east from corner of North and Keene Street.*



*Fig 4: View facing south from corner of North and Keene Street.*



*Fig 5: Shared driveway from Keene St between LJSC and PCYC*





*Fig 6: View from North Street showing grass field and asphalt carpark. Residential property and tennis courts in the background.*

The land survey conducted around the building and its immediate surrounds shows that the site is generally flat with a slight slope down from AHD 166.80 along Keene Street to AHD 166.15 at the far edge of the asphalt carpark. The ridge of the building measures at AHD 177.20 which is 10.55m above natural ground level. The internal finish floor level of the building is AHD 166.70.



*Fig 7: Site plan showing extent of land survey*

## NEEDS ANALYSIS

The existing sports stadium hosts major sporting events on a local, regional and international scale. Given its popularity and importance as a sports hub, it has for some time fallen short of providing the local community an adequate standard of amenity and facilities.

The proposed design follows the masterplan and concept plans prepared by Albury City Council based on input and feedback collected by council from various stakeholder and community consultation processes. This can be viewed in detail in Appendix 3.



*Fig 8: LJSC redevelopment masterplan prepared by Albury City Council*

The masterplan and stakeholder consultation identified the following shortfalls in the existing building:

### a) Circulation route congestion

- Circulation of large crowds is made difficult due to the long, narrow corridor between foyer, changerooms and stadium.
- Lack of spill-out area for spectators who gather around the stadium doors during events
- Users are forced to use traverse court run-offs due to the lack of internal corridor serving the extreme ends of the stadium.

### b) Lack of direct access into changerooms

- Existing changerooms share their entryways with male/female amenities. This is a control issue where separation between players and spectators may be required. It also makes it difficult to host events where gender neutral facilities are required.

### c) Ongoing repairs to roof and building envelope

- The stadium roof leaks recurrently and has undergone multiple rounds of repair works.

- Existing skylights and polycarbonate clerestory windows also leak periodically
  - Existing brick façade is in fairly good condition, but some cracks are noticeable.
- d) Lack of purpose-made facilities
- There is no dedicated first aid room and umpires rooms
  - Administrative offices are cramped
  - Existing meeting space is overtaxed to meet multiple user demands
  - Insufficient changerooms to suit scale of sporting events held
  - No dedicated stakeholder storage rooms
- Insufficient space for chemical and cleaning material storage and laundry facilities
- e) Inflexible court layout
- Location of grandstand is not ideal as it splits stadium into 2
  - Space for additional seating around courts is limited.
- f) Insufficient carparking
- There are 8 staff car parking spaces and 2 accessible car spaces along the main driveway.
  - The staff car spaces are insufficient and often used by public.
  - The accessible car spaces are not compliant with current standards
- g) Poor site drainage
- Water ponding is an issue towards the western end of the building.
  - This is due to insufficient falls in the existing pedestrian pavement surrounding the building
  - This problem exacerbates movement cracks in brick walls and pavement



# DETAILS OF PROPOSAL

## PROPOSED WORKS

The detailed scope of LJSC redevelopment Stage 1 works involves:

- a) Replacement of the existing roof and gutters,
- b) Demolition of the existing stadium grandstand and reconfiguration of courts to allow additional stadium seating,
- c) Replacement of the existing stadium floor with a new sprung floor,
- d) Renovation of existing internal spaces to enlarge amenities to meet the increase in stadium capacity,
- e) Extension of existing building form to incorporate additional change rooms, multipurpose room and storerooms,
- f) Removal of an existing tree to make room for said extension
- g) Replacement of existing non-compliant polycarbonate cladding with aluminium windows along the south façade
- h) New façade treatment and extended overhang over entrance
- i) Repair works and new paint finish/ staining to existing façade brick and corrugated metal cladding in line with Albury City Council's Leisure and Recreation's colour scheme,
- j) New accessible and staff carparking, accessible pedestrian pathways along existing driveway,
- k) External landscaping works including 3 new sheltered seating areas and new site signage
- l) New outdoor enclosure to house fire tanks in order to bring the building's fire system into compliance with current standards.

Further detail on all new and existing spaces within the building are laid out in the area brief document, Appendix 2.

## CONTEXT AND SETTING

The extension works will bring the total gross floor area of the building to 5,290m<sup>2</sup>. This increase in floor area applies to the entry block at the front and to the storerooms at the rear of the building. The volume of the main stadium remains unchanged. The existing minimum setbacks to Keene Street to the west and the PCYC building to the south will not be affected. The minimum setback from North Street will be reduced from 19.64m to 13.45m

The LJSC is easily the most noticeable building in its immediate vicinity. As a public council facility, the building is meant to convey a sense of place and identity as an important community hub and landmark. It is the intention of this proposal to improve the building's street presence and re-establish it as a prominent fixture in its current context.

The new façade treatments pay homage to the original material palette by extending the use of brick and corrugated metal wall cladding. The curved elements are inspired by a bouncing ball trajectory and help draw the eye to the main entrance. In addition to adding interest and playfulness to the design, it also shifts the viewer's focus from the large volume of the stadium behind it. These elements are to be constructed of painted external CFC cladding, which lend a sharp and crisp finish in contrast to the existing brick and metal cladding.

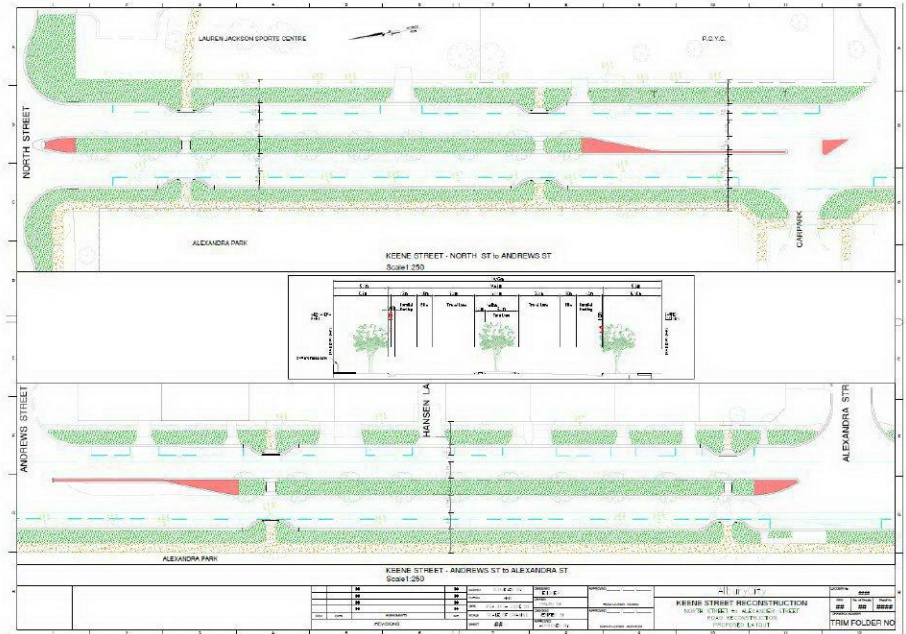


*Fig 9: Perspective render impression of the new entrance facade*

A new colour palette has been introduced to brighten and modernize the building. The existing brick is to be stained grey, and the wall cladding painted as per architectural elevation drawings TP12, Appendix 1. The colour scheme of blues and silver reflect the branding logo and colours of Albury City Council's Leisure and Recreation Department.

## PUBLIC DOMAIN

Alexandra Park lies to the west of the site across from Keene Street. Council's proposed Keene Street reconstruction includes the replacement of pavement, sealing, kerbs, drainage, footpath and median strip. Improved parking, street lighting and landscaping will also be developed. There is also consideration for including roadside parking as part of this project to enhance LJSC's carparking requirements. Construction is scheduled for March 2021, which is earlier than the projected start date for LJSC's stage 1 works.



*Fig 10: Keene Street reconstruction plans- Albury City Council*

The Keene St proposal includes the creation of a new pedestrian crossover across Keene Street which connects LJSC with Alexandra Park. Our proposal includes a new accessible pedestrian pavement linking LJSC's main entry with new carparking. This has been designed to connect with the new pedestrian crossover to improve connections and convenient flow of users between the 2 public sites.

The new works makes the vehicular access driveway from Keene Street to the LJSC building redundant, as the external roller door along the building's west side will be removed and filled in. This crossover has been slated for demolition as part of the new works however it is not to be removed until all Stage 1 construction works are completed.

## INFRASTRUCTURE

A site survey and underground surface trace was conducted to identify the location of services on the site. These surveys have been added to the appendices 6 and 7.

The existing fire hydrant system on site is non-compliant and will be upgraded to meet current standards with the new proposal. Scientific Fire Engineers are currently working with relevant fire authorities to propose appropriate upgrades to the system. Preliminary outcomes of these discussions cover the following upgrade works:

- 2 new fire hydrants
- New fire tanks, pumps and booster. Tanks enclosure location shown on site plan TP06

A new sprinkler system, fire detection and alarm system will be installed to the whole building as part of the new scope of works. There will also be a



dedicated automatic smoke exhaust system serving the basketball/ netball arena of the building.

There will be no upgrading works to electrical, water and gas infrastructure as part of this project.

Poor drainage on site has been identified as an issue. The ground around the new and existing building envelope the graded to avoid water pooling and ingress adjacent to foundations. New pits and pipe connections to existing site drainage system have been introduced to pick up overland and downpipe discharge.

## SOILS AND LAND RESOURCES

The following excerpt is from Aitken Rowe's geotechnical report:

*The 1:250 000 Geological Series Sheet for Wagga Wagga (SI/55-15) indicates the area is underlain by Cainozoic aged terrestrial sedimentation associated with aggrading stream systems comprising unconsolidated clay, sand, silt and gravel (flood plain sediments). The borehole investigation revealed that the site is underlain by alluvium material comprising silt and clay based material.*

The full report can be found in Appendix 04

## NOISE AND SOCIAL IMPACT

Although the proposal involves an increase in floor area and seating capacity, there is little foreseen additional social impact to the site. The upgrades are aimed to bring the facility up to par with the calibre of events already held there. These upgrades will improve the experience of stadium-goers, be it spectators, participants, organizers and maintenance groups. The proposal includes of the installation of acoustic lining to the inside of the stadium which will reduce the transfer of ambient noise from indoors to outdoors. The nearest residential lots are 115m to the southeast of the site at the corner of East and Andrews Street, well away from the extent of Stage one works.

## DCP PROVISIONS

The site falls under Zone RE1 Public Recreation under the Albury Development Control Plan 2010

## DCP OBJECTIVES IN RECREATION ZONES

*Objective 1: To protect and enhance open spaces within the Albury area, including the Albury-Wodonga Regional Parklands*

The proposal is located on an existing site. The existing building footprint covers 27% of the total site area. The new proposed building footprint will be 32% of the total site area. The reduction in open space is minimal i.e. 5% of the site.

*Objective 2: To maximize the value of open space areas and, where appropriate, promotes their use for; a mix of drainage, recreation, landscaping, walkways, cycleways and any other similar uses.*

The proposal includes improvement works to the existing grounds of the LJSC to better improve its use as a recreational site for community and tourists. These include:

- 3 new outdoor shaded structures
- new accessible pedestrian pathways connecting above structures to the main building
- new accessible pedestrian pathway connecting the building to the public pavement.

There is also an existing barbeque gazebo on site which remains untouched by stage 1 construction works.

*Objective 3: To offer a variety of opportunities for public and private recreational pursuits and tourist facilities.*

Upgraded facilities at LJSC will allow for the hosting for larger sporting events on a local, regional and international level. Such sporting events often attract crowds of spectators, fans, retailers, sponsors and other associated visitors from far and wide. The flexibility afforded by the upgraded facility to host a diversity of events encourages tourism all-year round.

*Objective 4: To provide public access to the foreshore of the Murray River.*

The existing site is 1.6km away from the Murray river and does not fall on any corridor leading to its foreshore.

*Objective 5: To allow for alternative uses of open space areas for community purposes compatible with surrounding areas to enable increased economical use of community facilities*

The enlargement of the stadium's current capacity and addition of multipurpose/ event room to the facility helps diversify the range of activities the LJSC has to offer the community such as social events, entertainment and other community programmes.

*Objective 6: To manage, protect and enhance the natural environment for recreational purposes*

Aside from the removal of one existing tree, the new proposal has minimal impact on the existing natural setting. 3 outdoor shaded seating structures constructed as part of the proposal will provide added opportunity for the community to use the stadium grounds recreationally.

*Objective 7: To allow for the alternative use of open space that is privately owned.*

The subject site is council property, therefore this objective has no bearing on the existing site and the new proposal.

## DCP CONTROLS IN RECREATION ZONES

### ***Control 1: The need for the development of the land***

The City of Albury themselves have identified the need to upgrade the existing stadium facilities to better serve the community.

*Control 2: The impact of the development on the existing and likely future use of the land*

The proposed works seek to enhance and improve the site's existing usage as a recreational sports hub. There are currently no known plans to change the use of the land for anything different than its current purpose.

### ***Control 3: The imminence of any acquisition***

There are currently no known plans by Council to acquire any additional land for LJSC.

*Control 4: The physical characteristics of the land, including slope, aspect, topography, land capability, drainage, vegetation and landscape attributes.*

The above is covered in the Site Description and analysis section of this report.

*Control 5: Whether any environmental resources, including riparian and floodplain ecosystems will be jeopardised by the development.*

As the proposed works involve an approximate 5% increase in building footprint to an existing building, it is assumed that there will be no jeopardization of existing environmental resources.

*Control 6: Any other relevant circumstances, including the need to retain the land for its existing or likely future use.*

The proposed works do not involve changing the current or likely future use of the land, that is, as a recreational sports hub for the community.



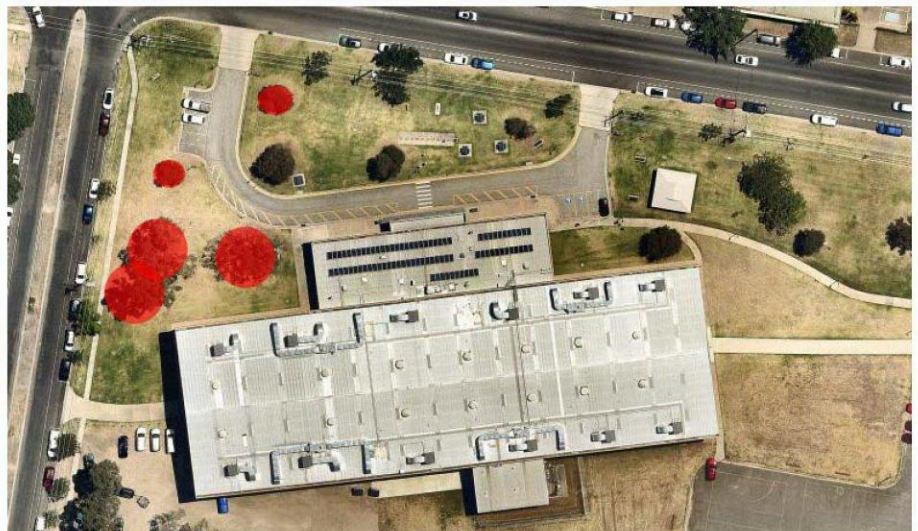
*Control 7: Any applicable Plan of Land Management or Masterplan.*

Please refer to Needs Analysis section of this report for details of the LJSC redevelopment masterplan prepared by Albury City Council.

## DCP PART 5 TREE PRESERVATION

Clause 5.9 of the LEP provides that all trees must not be ringbarked, cut down, topped, lopped or wilfully destroyed without the Council's approval and landowners consent. This applies to all trees over 4.5m in height and 3m in spread.

The proposed works require the removal of 1 large Blakely gum trees from the western side of the existing building and 2 smaller shrubs which will be in the way of the carpark upgrade. 2 large Blakely gum trees in the immediate along Keene Street have also been recommended for removal by council as there have been safety concerns from falling limbs over the past 2 years.



*Fig 11: Site plan showing trees/ shrubs to be removed*



*Fig 12: View from corner of North and Keene St showing 3 trees to be removed.*

Please refer to demolition plan TP05 for further detail on removed trees.

A registered ecologist will perform necessary inspections for fauna management as required.

3 replacement Blackwood (*Acacia melanoxylon*) trees and flower beds will be planted in the vicinity of the new bike racks. Please refer to site plan TP06 for further detail. Blackwoods have been selected upon council's recommendation as an Australian deciduous species which is a proven performer in the Albury area. The new trees should only reach a maximum of 12m height at maturity so as not to impeded flight path clearance restrictions.

## DCP 2010 PART 16: OUTDOOR ADVERTISING

The new proposed works include the updating of existing signage to the entrance of the stadium, as well as a free-standing sign at the corner of Northand Keene St. Section 16.2 Design Principles lists the following criteria for advertisements and signage:

1. *Communication of information to the public:* Clear, organized signage which conveys information in an organized and coordinated manner and can be processed easier, causing less confusion, reducing visual distraction and minimizing the risk of traffic hazard.
2. *Visual Impact:* Signs need to enhance the architectural and landscape presentation of the building and be proportional in scale to the building or space within which they are located. They need to be compatible with the existing or desired future character of the area and be of a colour, scale, design and position that compliments and integrates with the building design to which it is attached. Signage shall not adversely impact on heritage buildings or obscure the view of attractive landscapes, streetscapes or significant buildings. Signs shall minimise any cumulative impacts on the character of an area or route.

3 existing signs clearly identify the facility from the main street facades of North and Keene Street:



Fig 13 :View of signage from Keene Street





*Fig 14: View of signage over main entrance from North Street*



*Fig 15: View of totem sign at corner of North and Keene Street*

The new upgrading works includes the refreshing of the building's external façade design and colours (see earlier section Context and Setting of this report) which includes an upgrade to the existing signage on the building. The existing totem sign at the corner of North and Keene streets will be replaced with a new free-standing digital sign. The purpose of this sign is to advertise the different events happening at the LJSC. The size of this sign will be approximately 3360mm wide x 2100mm high.



*Fig 16: Proposed new signage on Keene St facade*



*Fig 17: Proposed new signage over main entry from North Street*





Fig 18: Proposed new digital sign at corner of North and Keene Streets

The new signs provide clear and uncluttered identification of the LJSC from its 2 primary street frontages. The colours have been chosen to compliment the new colour scheme which in turn is in line with the colours of the City of Albury's Leisure and Recreation Department.

DCP 2010 PART 17: OFF STREET CAR PARKING

Schedule 17.1 of Albury DCP 2010 states the following requirements for car parking for a recreation facility:

Recreation facility	(also include 1 space per 2 staff for all uses below)
<ul style="list-style-type: none"><li>• Billiard room</li><li>• Bowling alley</li><li>• Bowling greens</li></ul>	<ul style="list-style-type: none"><li>• per table</li><li>• per lane</li><li>• 30 per first green plus 15 per additional green</li></ul>
<ul style="list-style-type: none"><li>• Dance studio</li><li>• Golf course</li></ul>	<ul style="list-style-type: none"><li>• 1 per 30m<sup>2</sup></li><li>• per hole plus 1 per 3.5m<sup>2</sup> licensed club house area</li></ul>
<ul style="list-style-type: none"><li>• Gymnasium</li><li>• Indoor cricket</li><li>• Skating rinks</li><li>• Squash courts</li><li>• Swimming pool</li><li>• Tennis courts</li></ul>	<ul style="list-style-type: none"><li>• 1 per 25m<sup>2</sup></li><li>• 14 per pitch</li><li>• 1 per 30m<sup>2</sup></li><li>• 3 per court</li><li>• 1 per 10m<sup>2</sup> of pool area</li><li>• 3 per court</li></ul>

Based on the above, the 5290m2 stadium requires 212 carpark lots for spectators and 4 car spaces for 7 permanent staff members. Disabled persons parking spaces are to be provided at the rate of 1 space (minimum) for all developments and an additional 1 space per 33 spaces or part thereof. The stadium therefore requires a total of 7 disabled car spaces.

The new proposal includes the construction of 14 new standard car spaces and 3 disabled car parks along the North street driveway.

The existing council-owned carpark directly east of the LJSC has space for approximately 188 informal car spaces and 2 formally line-marked disabled car parks. Stage 1 works do not involve any work to this

carpark. Future works to establish a further 2 accessible car spaces and formally line-mark the rest of the asphalt will be done by Council internally. This brings the total number of carpark spaces directly available to the centre to 200 + 7 accessible carspaces.

In addition to this, the following adjacent public car spaces are also available to visitors:

- a) 74 kerb-side car spaces on either side of North Street
- b) 41 kerb-side car spaces as part of Keene Street re-construction works
- c) 116 + 6 accessible car spaces at Alexandra Park across Keene St



*Fig 19: Site plan showing adjacent carparking provision for LJSC*

There are 50 existing bike racks currently on site. These will be either be retained or replaced as part of the scope of Stage 1 works.

## DCP 2010 PART 18: ALBURY AIRPORT

Objectives under DCP section 18.2 are as follows:

1. To protect and strengthen the long-term future of (Albury) airport.
2. To recognise the importance of the airport in the planning for land uses and developments both within the airport area and surrounding environs.
3. To ensure the existing and future operations of the airport are protected.

### *BUILDING HEIGHT AND OTHER OBSTACLES CONTROL:*

All buildings and structures must comply with the Obstacle Limitation Surface Map. The minimum allowable height at the eastern end of the building is AHD 181.00.



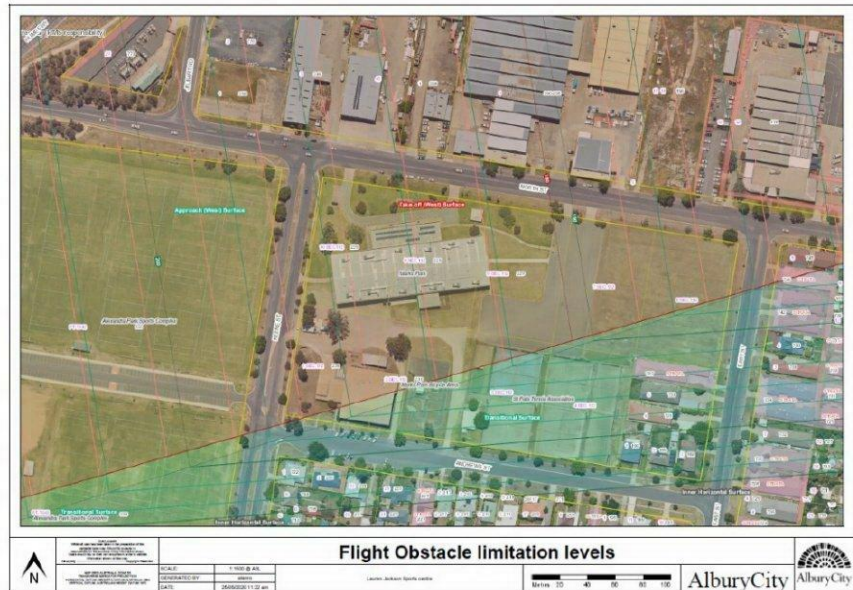


Fig 20: Site plan with Flight Obstacle Limitation levels overlay

Due to the replacement of the roof, the new maximum building height will be approximately 100mm higher than the original height of AHD 177.20. Existing mechanical plant on the roof add additional height, which brings the maximum height of roof and structures up to AHD178.12. This gives a buffer of 2.88m clearance between the minimum height limit and the maximum height of roof plant structures.

#### NOISE IMPACT CONTROL:

As a public building, the stadium falls under “less than 20 ANEF” under DCP table 18.1 ANEF Noise Exposure Standards. The new proposed works has no impact on the site’s current ANEF as shown in the plan below:

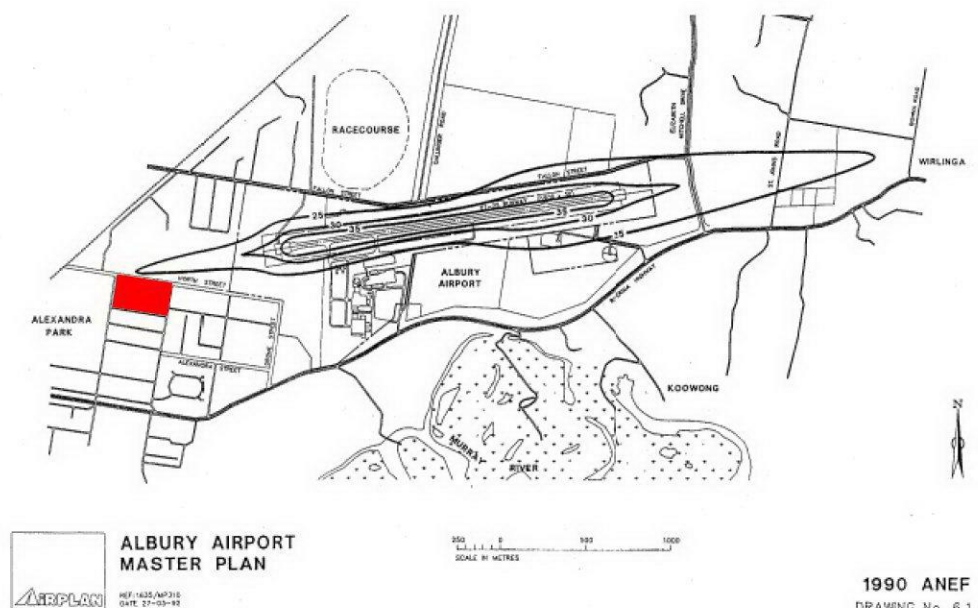


Fig 21: Albury DCP 2010 figure 18.1- 1990 ANEF Map with LJSC site highlighted as red.

## LEP PROVISIONS

The site falls under Zone RE1 Public Recreation of the Albury Local Environmental Plan 2010.

### OBJECTIVES UNDER THE LEP

*Objective 1: To enable land to be used for public open space or recreational purposes*

The LJSC has been in use as a sports and community hub since 1984. With these proposed extension and upgrading works, the facility will be upgraded to meet current and future needs of community and public and will continue to serve its purpose as a major recreational hub for generations to come

*Objective 2: To provide a range of recreational settings and activities and compatible land uses*

The enlargement of the stadium's current capacity and addition of multipurpose/ event room to the facility helps diversify the range of activities the LJSC has to offer the community such as social events, entertainment and other community programmes.

*Objective 3: To protect and enhance the natural environment for recreational purposes*

Aside from the removal of one existing tree, the new proposal has minimal impact on the existing natural setting. 3 outdoor shaded seating structures constructed as part of the proposal will provide added opportunity for the community to use the stadium grounds recreationally.

*Objective 4: To protect and improve open space areas within the area of the City of Albury, including the Albury-Wodonga Regional Parklands*

The proposal is located on an existing site. The existing building footprint covers 27% of the total site area. The new proposed building footprint will be 32% of the total site area. The reduction in open space is minimal i.e. 5% of the site.

*Objective 5: To offer opportunities for tourism development*

Upgraded facilities at LJSC will allow for the hosting for larger sporting events on a local, regional and international level. Such sporting events often attract crowds of spectators, fans, retailers, sponsors and other associated visitors from far and wide. The flexibility afforded by the upgraded facility to host a diversity of events encourages tourism all-year round.



*Objective 6: To provide public access to the foreshore of the Murray River.*

The existing site is 1.6km away from the Murray river and does not fall on any corridor leading to its foreshore.

## LEP 2010 CLAUSE 7.8 AIRSPACE OPERATIONS

As demonstrated in the section pertaining to DCP 2010 Part 18 of this report, the existing building and its proposed upgrading works will not penetrate the Obstacle Limitation Surface for Albury Airport.

Part 10.2.3 of the Albury Airport Masterplan 2018 states the following:

*The source of light emissions near the Airport is a potential source of concern to safe aircraft operations for two main reasons. Firstly, if bright lights, such as floodlights, emit too much light above the horizontal plane, there is the possibility that a pilot can be dazzled and momentarily be unable to read the flight deck instruments or recognise the runway light. Secondly, lights might create a pattern that looks similar to approach or runway lighting and this might cause confusion for a pilot unfamiliar with the Airport. Street lighting, security lighting and illuminated sports grounds are examples that require special consideration. The problem can often be corrected by providing suitable screening or shielding of each light source.*

*CASA has powers to impose requirements on developers of a controlled activity (artificial lighting) to deal with lights that could be considered to cause confusion, distraction or glare to pilots and potentially endanger safe aircraft operations by prevention of clear reception of instruments and air navigation lights.*

*It is preferable if the lighting design can take account of these issues in advance, rather than requiring modification or the extinguishment of the light source after installation is complete.*

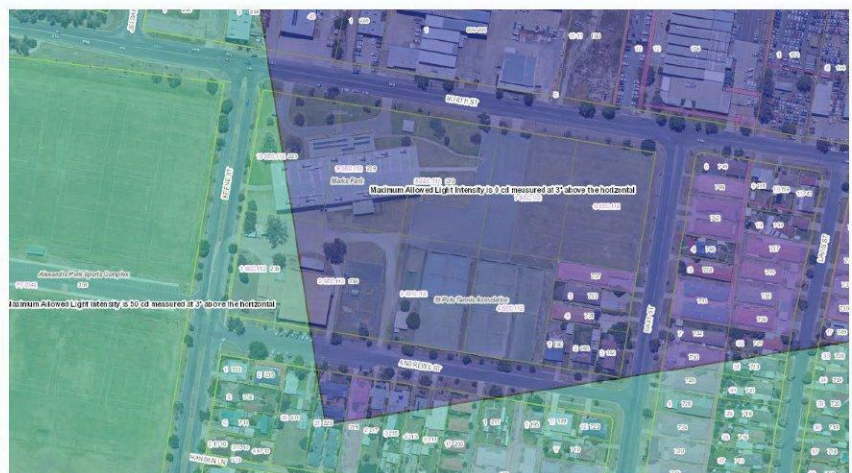


Fig 9: Site plan with lighting restrictions overlay

A lighting restriction of 0 candelas limit is applicable to the site. All existing and new external lighting will be directed downwards or shielded to achieve these requirements.

#### REFLECTIVITY OF SURFACES:

AirServices Australia has provided advice to Council in relation to a number of developments in the vicinity of Albury Airport that cladding materials and external materials may impact airport operations if they are highly reflective.

All new and existing roof plant equipment will be painted with a matte finish so as to provide a non-reflective finish which does not create glare impacts upon the airport.

# STATE ENVIRONMENTAL PLANNING POLICIES

The propose is subject to and complies with the following SEPPs:

- Murray Regional Environmental Plan No 2—Riverine Land: Land Application (pub. 31-3-1994)
- State Environmental Planning Policy (Affordable Rental Housing) 2009: Land Application (pub. 31-7-2009)
- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004: Land Application (pub. 31-3-2004)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007: Land Application (pub. 28-9-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
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## APPENDICES

- 01 DEVELOPMENT APPLICATION SUBMISSION DRAWINGS  
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- 02 AREA AND BRIEF SCHEDULE PREPARED BY CENTRUM  
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- 03 LJSC REDEVELOPMENT MASTERPLAN PREPARED BY  
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