Parkes Shire Council

DA2024/0025

1 Victoria Street, Parkes

Appendix 1

Table of Contents

Chapter 1: Development Application Form

Development Application Form

Portal Application number: PAN-412689

Council Application number: DA2024/0025

Applicant contact details

Title	Mr
First given name	Anthony
Other given name/s	
Family name	McGrath
Contact number	0409590206
Email	plans@currajong.com.au
Address	2 CECILE STREET PARKES 2870
Application on behalf of a company, business or body corporate	Yes
ABN	96299629630
ACN	
Name	PARKES SHIRE COUNCIL
Trading name	PARKES SHIRE COUNCIL
Is the nominated company the applicant for this application	Yes

Owner/s of the development site

Owner/s of the development site	A company, business, government entity or other similar body owns the development site
Owner #	1
Company, business or body corporate name	Parkes Shire Council
ABN / ACN	

I declare that I have shown this document, including all attached drawings, to the owner(s) of the land, and that I have obtained their consent to submit this application. - Yes

Note: It is an offence under Section 10.6 of the Environmental Planning and Assessment Act 1979 to provide false or misleading information in relation to this application.

Site access details

Are there any security or site conditions which may impact the person undertaking the inspection? For example, locked gates, animals etc.	No

Developer details

ABN	
ACN	
Name	
Trading name	
Address	
Email Address	

Development details

Application type	Development Application
Site address #	1
Street address	1 VICTORIA STREET PARKES 2870
Local government area	PARKES

Lot / Section Number / Plan	7040/-/DP1023666 ☑
Primary address?	Yes
Planning controls affecting property	Land Application LEP Parkes Local Environmental Plan 2012 Land Zoning RE1: Public Recreation Height of Building NA Floor Space Ratio (n:1) NA Minimum Lot Size NA Heritage NA Land Reservation Acquisition NA Foreshore Building Line NA

Proposed development

Selected common application types	Demolition Erection of a new structure
Selected development types	Recreation area
Description of development	Demolition of existing grandstand and erection of new grandstand amenities.
Dwelling count details	
Number of dwellings / units proposed	
Number of storeys proposed	
Number of pre-existing dwellings on site	
Number of dwellings to be demolished	
Number of proposed occupants	0
Existing gross floor area (m2)	0
Proposed gross floor area (m2)	0
Total site area (m2)	0
Total net lettable area (m2)	0
What is the estimated development cost, including GST?	$6,336,001.00
Estimated development cost	$5,760,000.91
Do you have one or more BASIX certificates?	
Climate Zone	
What climate zone/s is the development in?	Climate zone 4 - hot dry summer, cool winter
Has the climate zone impacted the design of the development?	No
Subdivision	
Number of existing lots	
Proposed operating details	
Number of staff/employees on the site	

Number of parking spaces

Number of loading bays	
Is a new road proposed?	No

Concept development	
Is the development to be staged?	No, this application is not for concept or staged development.
Crown development	
Is this a proposed Crown development?	No

Related planning information

Is the application for integrated development?	No
Is your proposal categorised as designated development?	No
Is your proposal likely to significantly impact on threatened species, populations, ecological communities or their habitats, or is it located on land identified as critical habitat?	No
Is this application for biodiversity compliant development?	No
Does the application propose a variation to a development standard in an environmental planning instrument (eg LEP or SEPP)?	
Is the application accompanied by a Planning Agreement ?	
Section 68 of the Local Government Act	
Is approval under s68 of the Local Government Act 1993 required?	Yes
Have you already applied for approval under s68 of the Local Government Act?	No
Would you like to apply for approval under s68 of the Local Government Act?	No
10.7 Certificate	
Have you already obtained a 10.7 certificate?	
Tree works	
Is tree removal and/or pruning work proposed?	No
Local heritage	
Does the development site include an item of environmental heritage or sit within a heritage conservation area.	No
Are works proposed to any heritage listed buildings?	No
Is heritage tree removal proposed?	No
Affiliations and Pecuniary interests	
Is the applicant or owner a staff member or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or councillor of the council assessing the application?	No
Political Donations	
Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
Please provide details of each donation/gift which has been made within the last 2 years	

Sustainable Buildings

Is the development exempt from the *State Environmental Policy (Sustainable Buildings) 2022* Chapter 3, relating to non-residential buildings?	No
Has the proposed development been designed to enable any of the following sustainability measures?	A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design
Provide further detail on the general sustainability provisions and list any relevant documents that accompany this application	The building has been sited, orientated and designed to maximise solar access to the building and utilise prevailing winds to reduce the reliance on artificial lighting, heating and cooling.
Is the development seeking certification from a sustainability rating system?	No
Embodied emissions for non-residential developments	
Does the NABERS Embodied Emissions Materials Form accompany this application? This is a mandatory document for your development type.	No
Has a voluntary NABERS Agreement to Rate relating to embodied emissions been prepared for each prescribed large commercial development type?	No
Low Emissions Construction Technologies	
Describe any low emissions construction technologies incorporated in the development	-
Is the development designed to retain or reuse an existing building on site?	No
Is the development designed to use recycled materials from the site or elsewhere?	No
Has a whole of Life Cycle Analysis (LCA) been prepared for this development?	No
Other consideration for large commercial development	
Is the development a prescribed large commercial development that involves any of the following:	No

Payer details

Provide the details of the person / entity that will make the fee payment for the assessment.

The *Environmental Planning and Assessment Regulation 2021* and Council's adopted fees and charges establish how to calculate the fee payable for your development application. For development that involves building or other works, the fee for your application is based on the estimated cost of the development.

If your application is for integrated development or requires concurrence from a state agency, additional fees will be required. Other charges may be payable based on the Council's adopted fees and charges. If your development needs to be advertised, the Council may charge additional advertising fees. Once this application form is completed, it and the supporting documents will be submitted to the Council for lodgement, at which time the fees will be calculated. The Council will contact you to obtain payment. Note: When submitting documents via the NSW Planning Portal, credit card information should not be displayed on documents attached to your development application. The relevant consent authority will contact you to seek payment.

The application may be cancelled if the fees are not paid:

Company Name	Parkes Shire Council
ABN	
ACN	

Trading Name	
Email address	plans@currajong.com.au
Billing address	2 CECILE STREET PARKES 2870

Application documents

The following documents support the application.

Document type	Document file name
Architectural Plans	Architectural Plan Set
Car parking and vehicle access	Pioneer Oval Grandstand Car Park Concept V2 Pioneer Oval Grandstand Car Park Concept
Cost estimate report	Quantity Surveyor Report
Fee estimate	Fee Quote - DA2024_0025 - 1 Victoria Street, Parkes
Generated Pre-DA form	Pre-DA form_1709725133.pdf
Landscape plan	Landscape Plan
NABERS Embodied Emissions Materials Form	Quantity Surveyor Report
Owner's consent	Landowners consent
Site Plans	Architectural Plan Set
Statement of environmental effects	Currajong SEE - Grandstand, 1 Victoria Street, Parkes - V2 - Feb 24
Stormwater drainage plan	2023.1075-Civil-A - Updated - 8.3.24 Concept Stormwater Management Plan
Traffic Impact Assessment	Currajong TIA - Jock Colley Grandstand and Amenities - February 2024

Applicant declarations

I declare that all the information in my application and accompanying documents is , to the best of my knowledge, true and correct.	Yes
I understand that the development application and the accompanying information will be provided to the appropriate consent authority for the purposes of the assessment and determination of this development application.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the application.	Yes
I understand that the consent authority may use the information and materials provided for notification and advertising purposes, and materials provided may be made available to the public for inspection at its Offices and on its website and/or the NSW Planning Portal	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to appropriately delegated assessment officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the Privacy Notice	Yes
I confirm that the change(s) entered is/are made with appropriate authority from the applicant(s).	

Lodgement details

Outcome of the pre-lodgement review	Application was lodged
Applicant paid the fees?	Yes
Total fee paid	$11,006.80
Council unique identification number	DA2024/0025
Date on which the application was lodged into Council's system	28/03/2024

SITE PERSPECTIVE

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-01 [1]

CONCEPT DESIGN JULY 2022

PARKES SHIRE COUNCIL

EJE architecture

FIELD VIEW

PARKES SHIRE COUNCIL

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-02 [1]

EJE architecture

CONCEPT DESIGN JULY 2022

SOUTHERN VIEW

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

CONCEPT DESIGN JULY 2022

PARKES SHIRE COUNCIL

A-03 [1]

EJE architecture

NORTHERN VIEW

PARKES SHIRE COUNCIL

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-04 [1]

EJE architecture

CONCEPT DESIGN JULY 2022

PARKES SHIRE COUNCIL

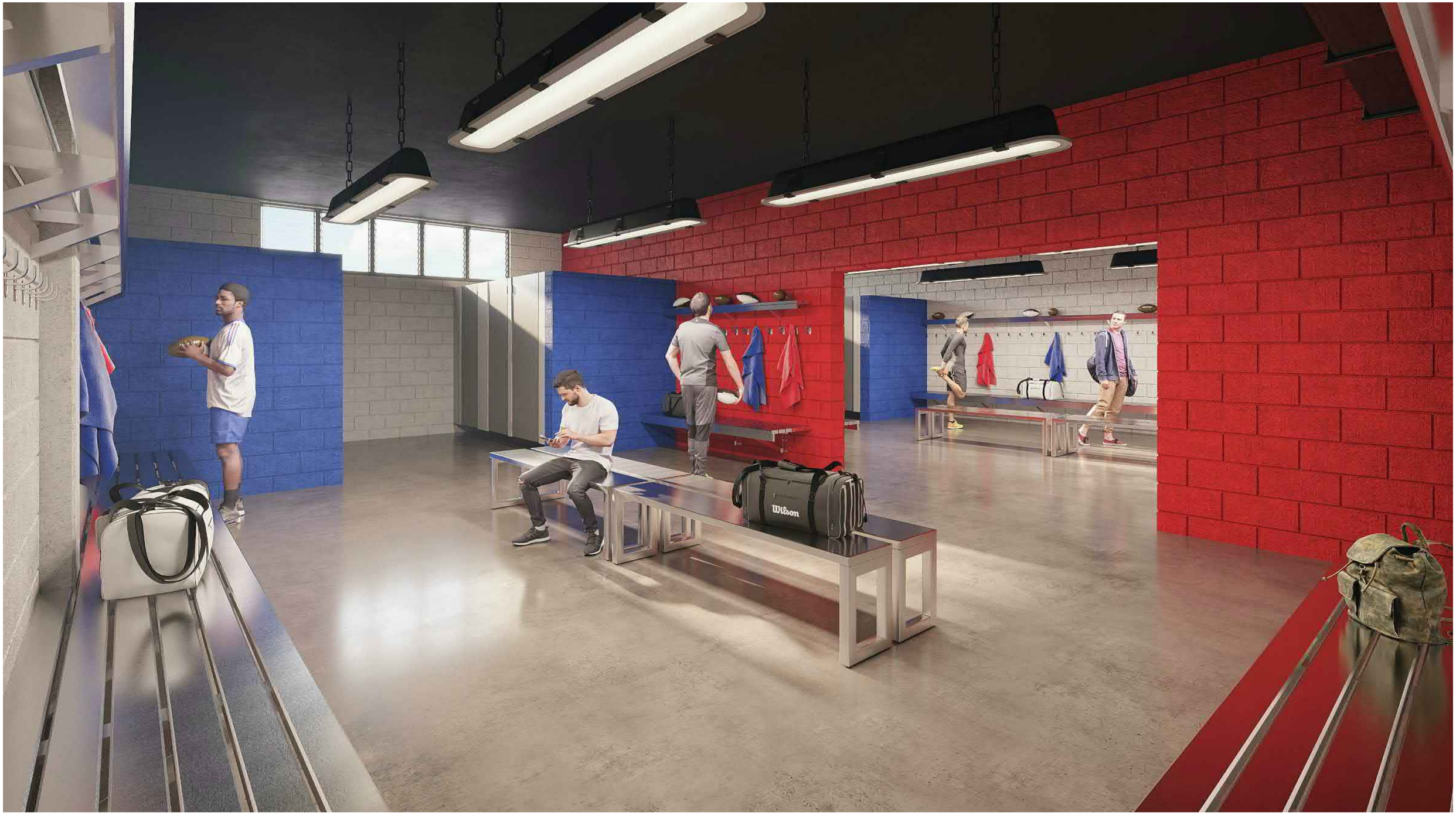
WESTERN VIEW

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

CONCEPT DESIGN JULY 2022

A-05 [1]

EJE architecture



CHANGE ROOM

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

CONCEPT DESIGN JULY 2022

A-06 [1]

PARKES SHIRE COUNCIL

EJE architecture

CLUB ROOM

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-07 [1]

CONCEPT DESIGN JULY 2022

PARKES SHIRE COUNCIL

EJE architecture

PARKES SHIRE COUNCIL

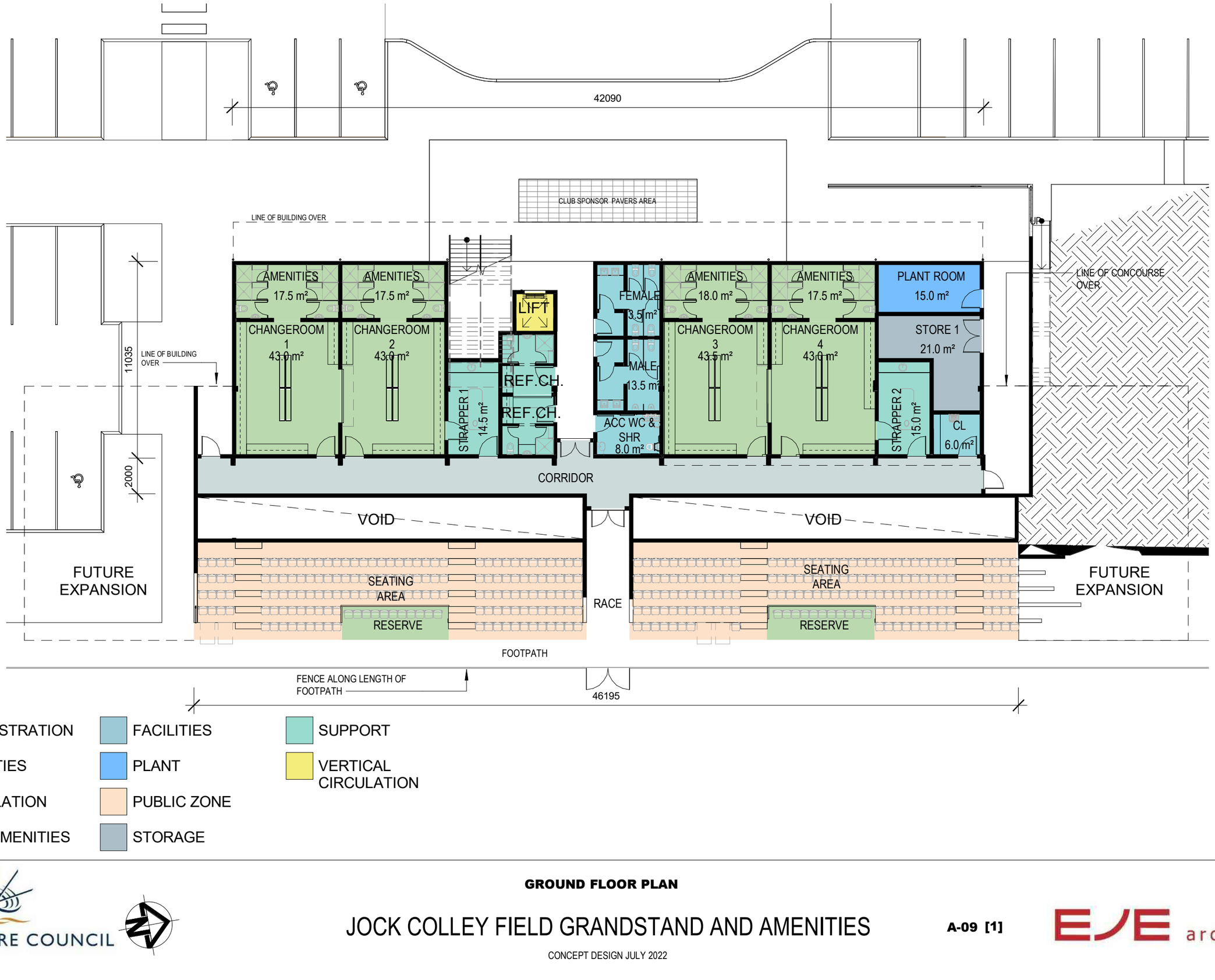
SITE PLAN

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-08 [1]

CONCEPT DESIGN JULY 2022

EJE architecture



PARKES SHIRE COUNCIL

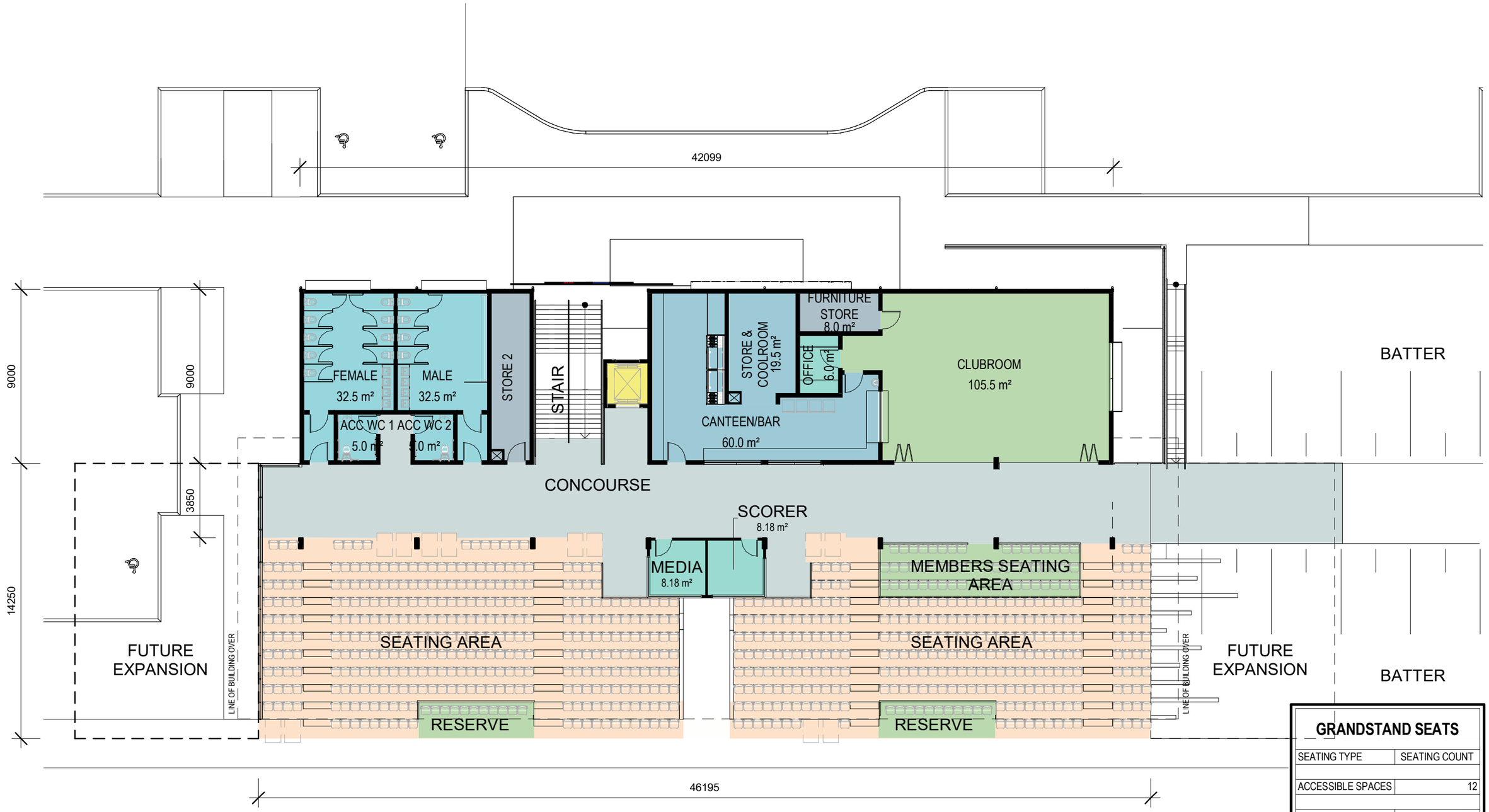
GROUND FLOOR PLAN

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-09 [1]

CONCEPT DESIGN JULY 2022

EJE architecture



ADMINISTRATION
AMENITIES
CIRCULATION
CLUB AMENITIES
FACILITIES
PLANT
PUBLIC ZONE
STORAGE
SUPPORT
VERTICAL CIRCULATION

GRANDSTAND SEATS

SEATING TYPE	SEATING COUNT
ACCESSIBLE SPACES	12
GA	627
MEMBERS SEATING	52
RESERVE	22
GRAND TOTAL:	713

PARKES SHIRE COUNCIL

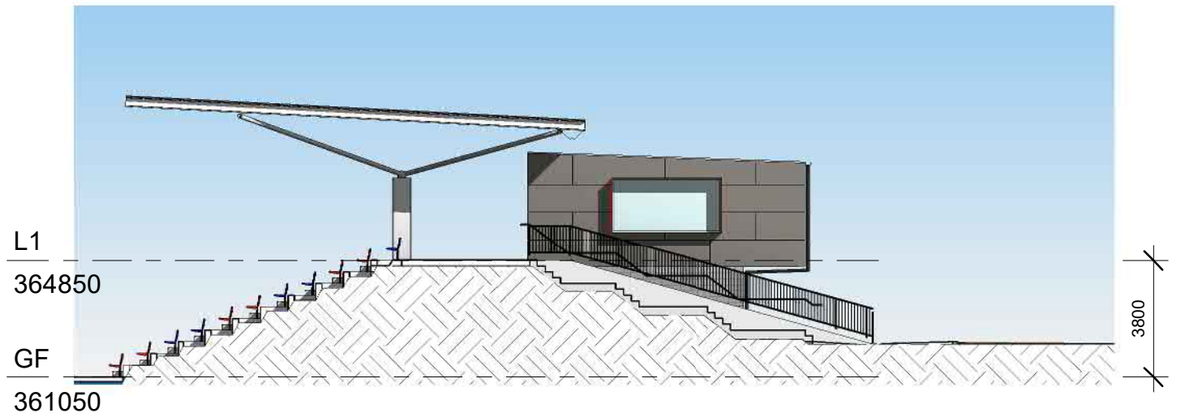
FIRST FLOOR PLAN

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

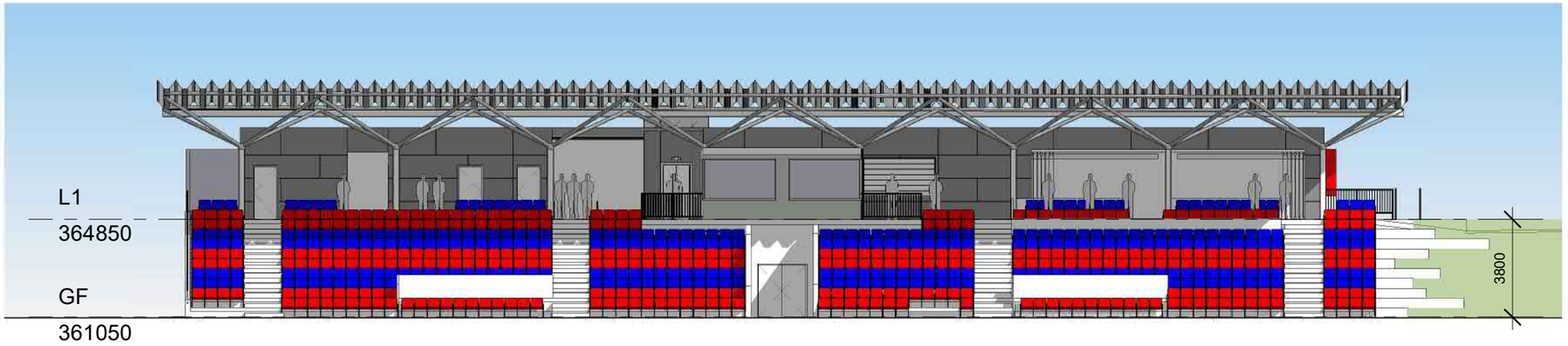
CONCEPT DESIGN JULY 2022

A-10 [1]

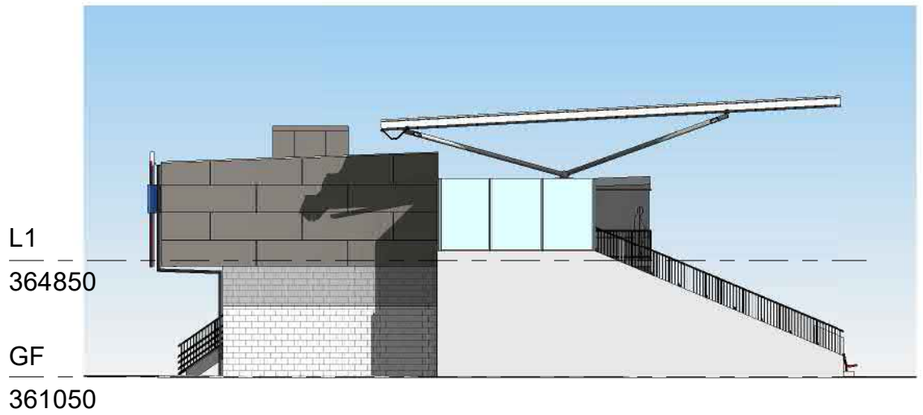
EJE architecture



NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION

WESTERN ELEVATION

PARKES SHIRE COUNCIL

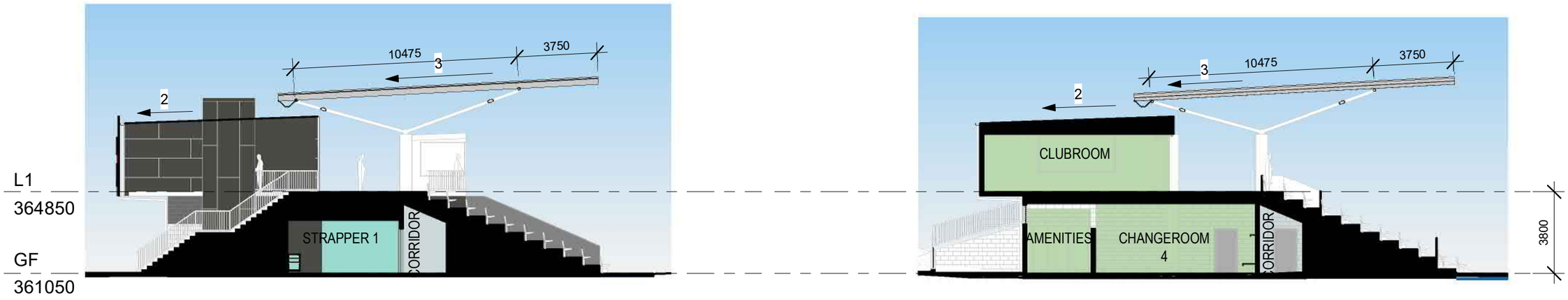
ELEVATIONS

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

A-12 [1]

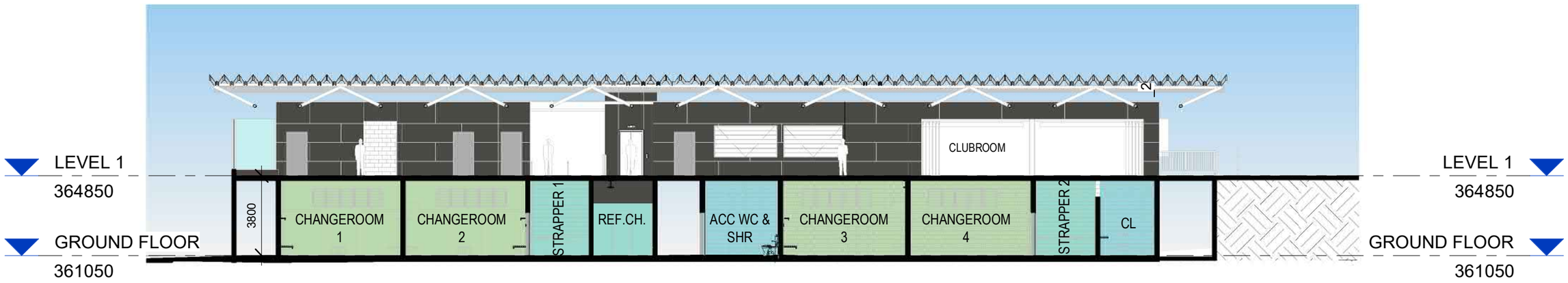
EJE architecture

CONCEPT DESIGN JULY 2022



SECTION 1

SECTION 2



SECTION 3

PARKES SHIRE COUNCIL

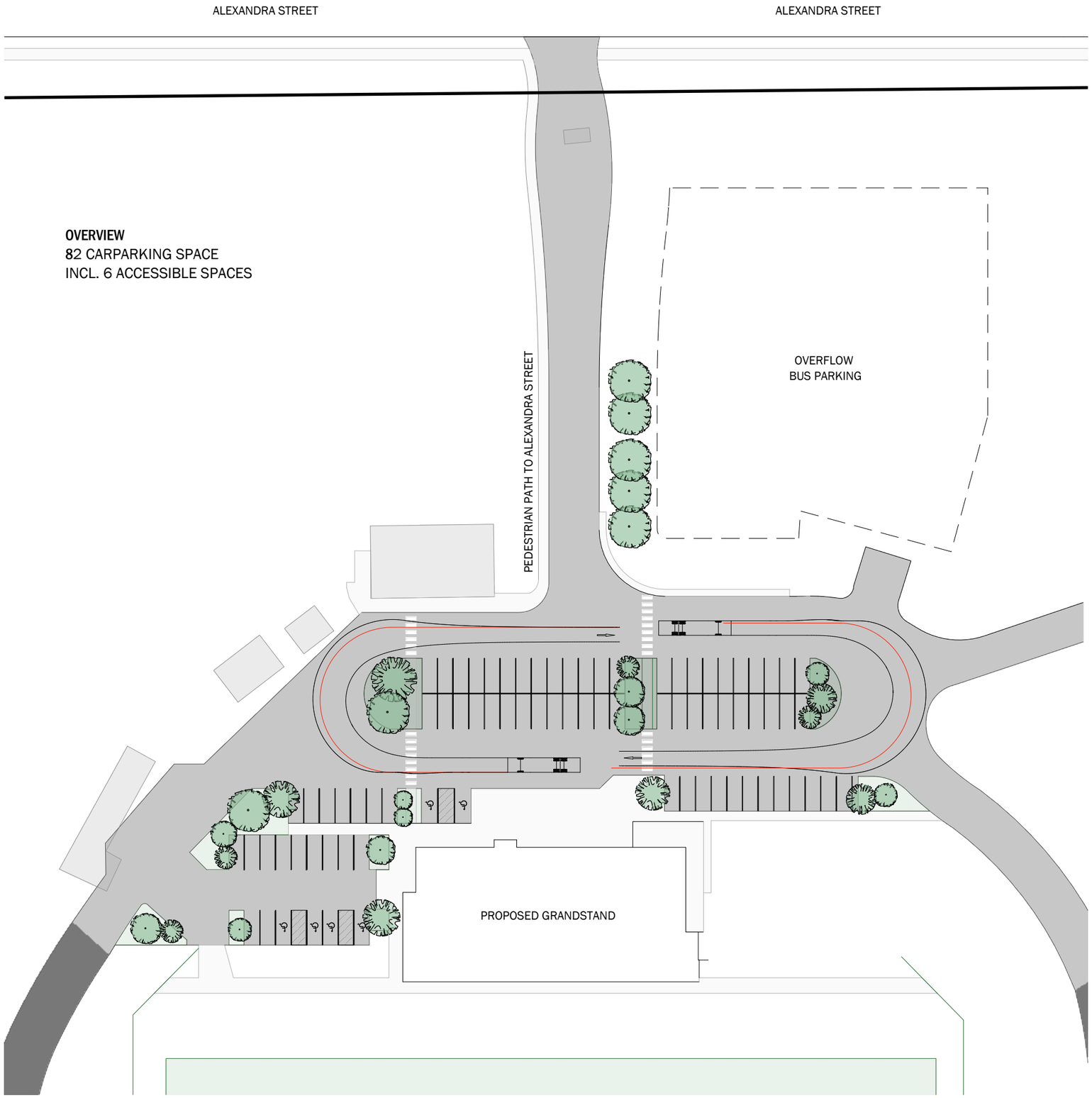
SECTIONS

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

CONCEPT DESIGN JULY 2022

A-13 [1]

EJE architecture



OVERVIEW
82 CARPARKING SPACE
INCL. 6 ACCESSIBLE SPACES

CURRAJONG
PLANNING, PROPERTY + PROJECT MANAGEMENT

250A Clarinda Street
PARKES NSW 2870

Project Contact
Michael Carter
0428 254 299

mcarter@currajong.com.au

GENERAL NOTES:

1. These drawings shall be read with the specification, other working drawings as may be issued during the course of construction and Engineering drawings, reports and/or computations. Any discrepancies are to be referred to the Architect prior to work commencing.
2. All dimensions and levels shall be verified on site by the Contractor prior to commencing work.
3. Do not scale from drawings. Work to figured dimensions only. Site dimensions are subject to final survey and should not be relied upon for accuracy

REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	DS	03/05/21

SHEET NO:
A.01

SHEET NAME:
SITE PLAN

DRAWING STATUS
FOR DA LODGEMENT

CLIENT NAME
Parkes Shire Council

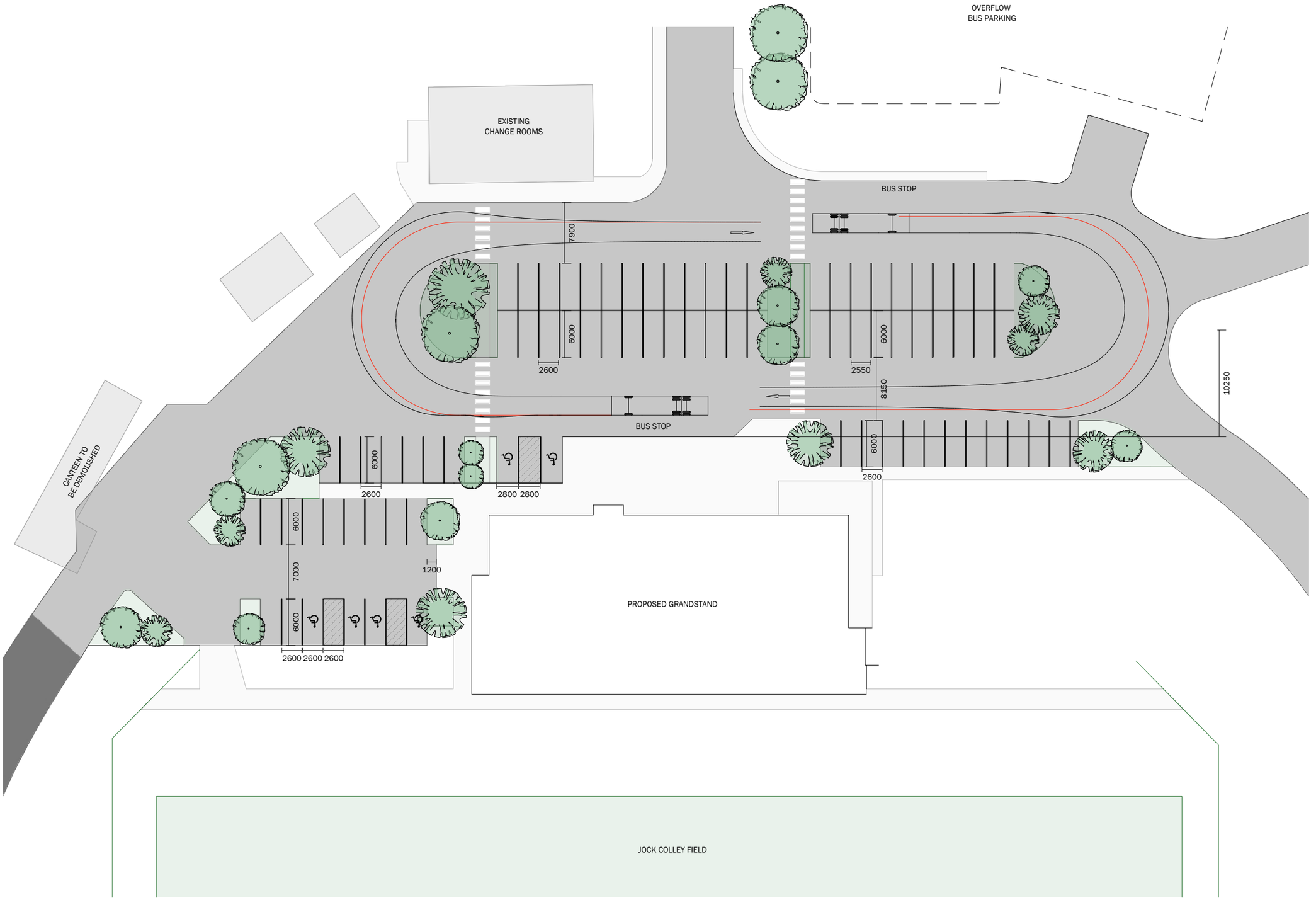
SITE DESCRIPTION
Lot 7040 DP 1023666
1 Victoria Street
Parkes NSW 2870

PROJECT NAME
Pioneer Oval Grandstand

DRAWN:
08/03/24

NORTH

SCALE
1:8000 @ A3



CURRAJONG
PLANNING, PROPERTY + PROJECT MANAGEMENT

250A Clarinda Street
PARKES NSW 2870

Project Contact
Michael Carter
0428 254 299

mcarter@currajong.com.au

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REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	DS	03/05/21

SHEET NO:
A.02

SHEET NAME:
PROPOSED CAR PARK PLAN

DRAWING STATUS
FOR DA LODGEMENT

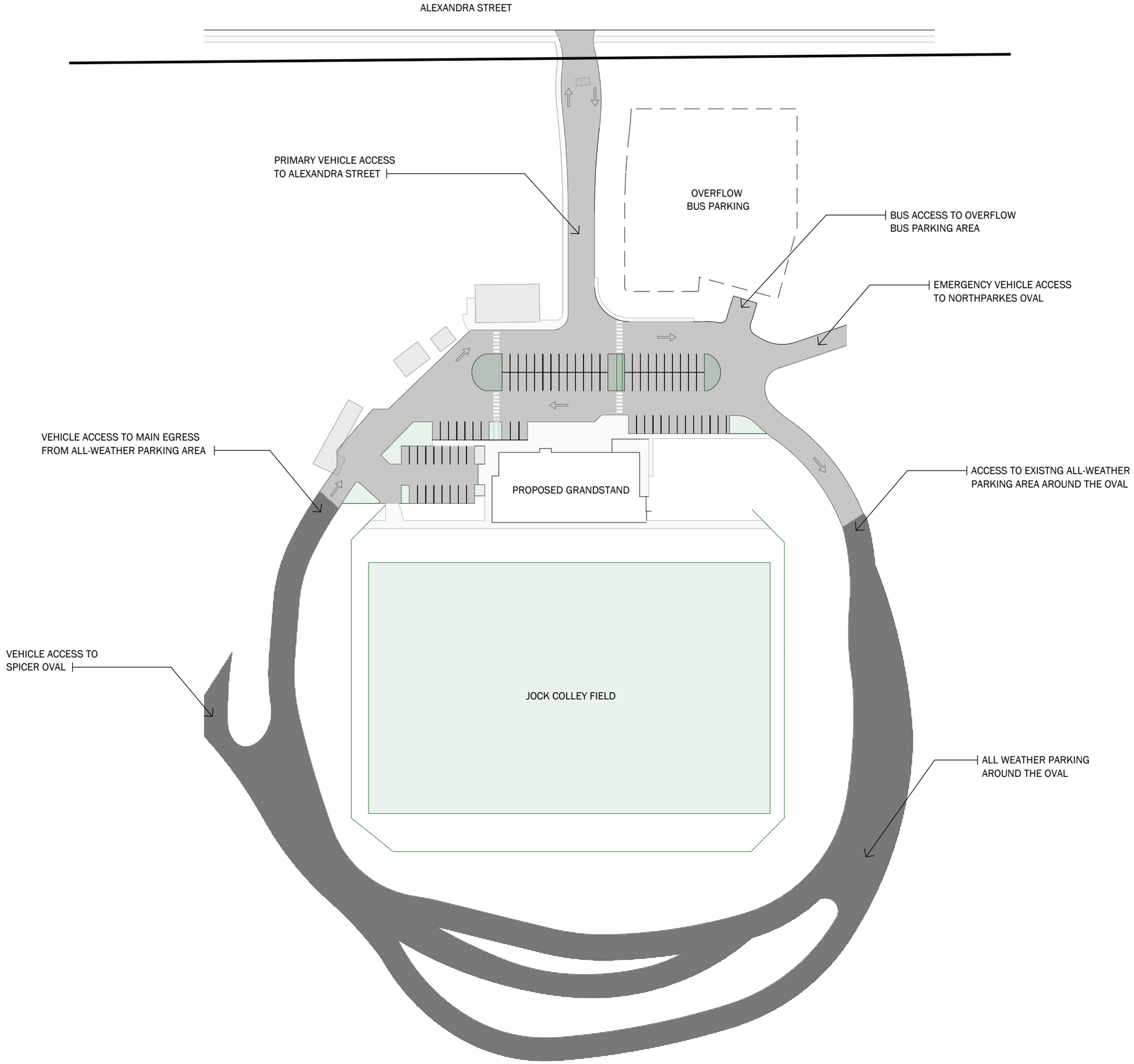
CLIENT NAME
Parkes Shire Council

SITE DESCRIPTION
Lot 7040 DP 1023666
1 Victoria Street
Parkes NSW 2870

PROJECT NAME
Pioneer Oval Grandstand

DRAWN:
08/03/24

SCALE



CURRAJONG
PLANNING, PROPERTY + PROJECT MANAGEMENT

250A Clarinda Street
PARKES NSW 2870

Project Contact
Michael Carter
0428 254 299

mcarter@currajong.com.au

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REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	DS	03/05/21

SHEET NO:
A.03

SHEET NAME:
PROPOSED CIRCULATION

DRAWING STATUS
FOR DA LODGEMENT

CLIENT NAME
Parkes Shire Council

SITE DESCRIPTION
Lot 7040 DP 1023666
1 Victoria Street
Parkes NSW 2870

PROJECT NAME
Pioneer Oval Grandstand

DRAWN:
08/03/24

SCALE

DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. No.	REV. DATE
14082.5 DA L000	COVER PAGE	D	13/5/22
14082.5 DA L001	SITE PLAN	D	13/5/22
14082.5 DA L002	FINISHES PLAN	D	13/5/22

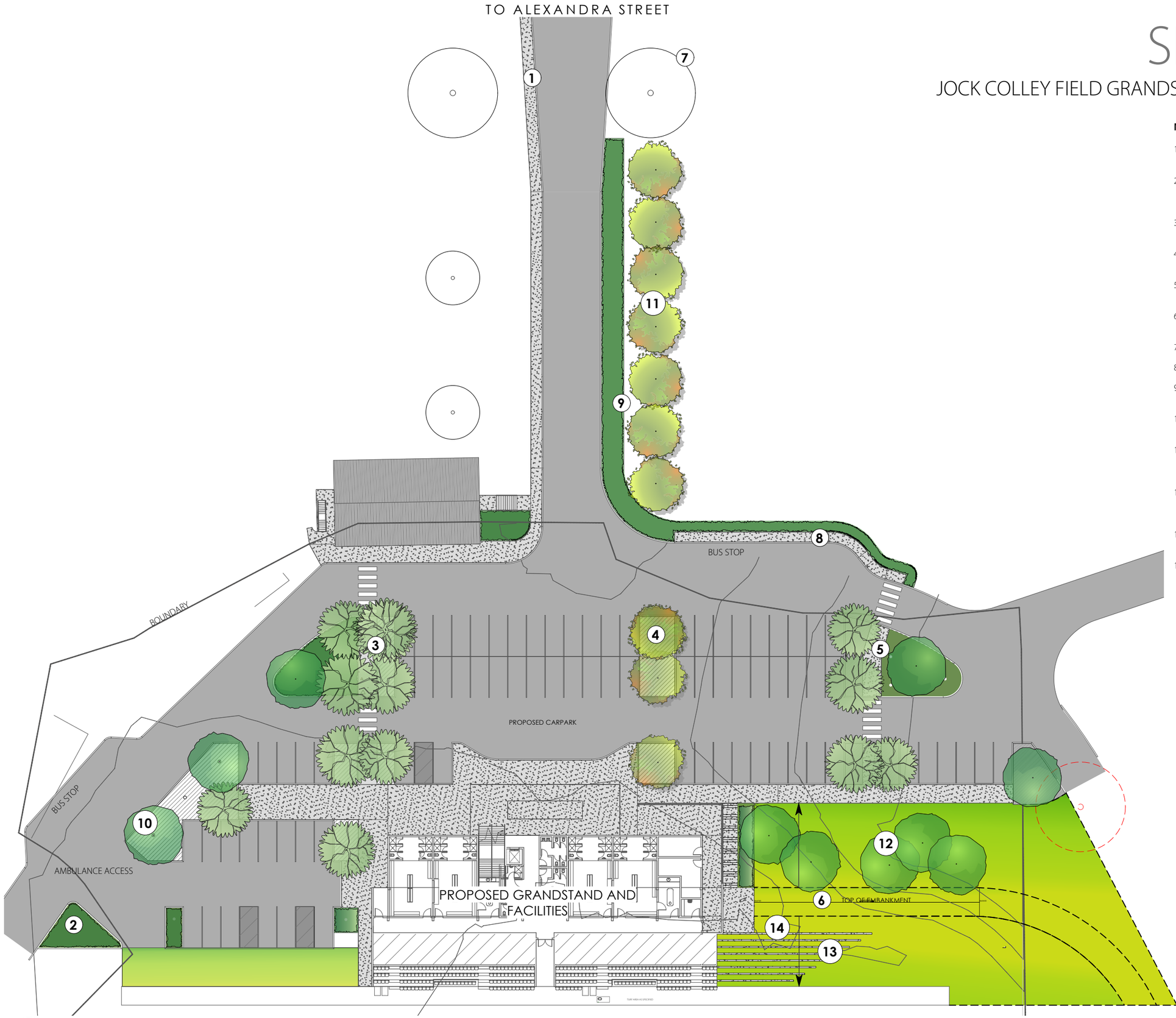
landscape documentation

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

PARKES SHIRE COUNCIL

ALEXANDRA STREET, PARKES

terras landscape architects



1 SITE PLAN
L001 Scale: 1:500

SITE PLAN | L001

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

Notes

1. New footpath provides pedestrian link to facilities
2. Low mass planting to garden bed to provide un restricted access to field
3. Planting of Eucalyptus melliodorato provide shaded pedestrian link to the grandstand
4. Canopy planting of Liquid amber to continue linear planting leading up to new facilities
5. Planting of Eucalyptus melliodora to provide shaded pedestrian link to grandstand
6. Maximum grade 1:22 ramp from existing levels up to building
7. Existing Pepper Trees to be retained
8. Pedestrian link from bus stop to grandstand
9. Low mass planting aligning the road, exisitng vegetation to be removed
10. Planting of Corymbia torelliana to provide shade to carpark while framing side roads
11. Avenue planting of liquidambar styraciflua to provide seasonal interest and strong vertical element leading to new facilities
12. Embankment sloping back towards carpark at maximum grade of 1:4 Scattered trees provide shade
13. Terraced levels tapering into existing bank. Extents to be determined
14. Blade wall to top of terracing

EXISTING TREES TO BE RETAINED
NEW TREES - *Eucalyptus melliodora*
NEW TREES - *Liquidambar styraciflua*
NEW TREES - Corymbia torelliana
TURF AREA AS SPECIFIED
MASS PLANTING
MULCH
CONCRETE

REV	DATE	COMMENTS
D	13/5/22	For Issue
C	12/5/22	For issue
B	5/5/22	for review
A	5/5/22	for review

PROJECT:
JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

SITE:
ALEXANDRA STREET, PARKES

CLIENT:
PARKES SHIRE COUNCIL

14082.5_PARKES GS.vwx 13/5/22

DRAWN: KH / PW
DATE: 20/04/2022
SCALE: @A3
JOB NUMBER: 14082.5
PHASE: DA
DWG No: L001
REV: D

north

terras landscape architects
412 KING STREET NEWCASTLE NSW AUSTRALIA 2300
TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

FINISHES PLAN | L002

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

PLANT SCHEDULE - TREES				
ID	**Qty**	**Botanical Name**	**Common Name**	**Scheduled Size**
Ct	10	Corymbia torelliana	cadaghi	
EuMe	13	Eucalyptus melliodora	Yellow Box, Honey Box	75Lt
T-LsW	11	Liquidambar styraciflua 'Worplesdon'		75Lt

PLANT SCHEDULE - UNDERPLANTING			
ID	**Botanical Name**	**Common Name**	**Scheduled Size**
Bv	Baeckea virgata	Alpine Baeckea	
HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	140mm
OzBreed-Al	Lomandra fluviatilis	River Lomandra	140mm
MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	140mm
PoLa	Poa labillardieri	Tussock Grass	
SaCh	Santolina chamaecyparissus	Cotton Lavender	140mm
StBy	Stachys byzantina	Lamb's Ear	140mm
WeFr	Westringia fruticosa	Coastal Rosemary	

Stachys byzantina

Hardenbergia violacea

Santolina chamaecyparissus

Poa labillardieri

Lomandra fluviatilis

Myoporum parvifolium

Westringia fruticosa

Liquidambar styraciflua

Corymbia torelliana

Eucalyptus melliodora

Baeckea virgata

REV	DATE	COMMENTS
D	13/5/22	For Issue
C	12/5/22	For issue
B	5/5/22	for review
A	5/5/22	for review

PROJECT:

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

SITE:

ALEXANDRA STREET, PARKES

CLIENT:

PARKES SHIRE COUNCIL

14082.5_PARKES GS.vwx 13/5/22

DRAWN: KH / PW

DATE: 20/04/2022

SCALE: @A3

JOB NUMBER: **14082.5**

PHASE: **DA**

DWG No: **L002**

REV: **D**

north

terras landscape architects

412 KING STREET NEWCASTLE NSW AUSTRALIA 2300

TERRAS.COM.AU PH: 49 294 926 FAX: 49 263 069

LOOK UP AND LIVE

OVERHEAD POWER LINES IN VICINITY OF WORKS.

ENSURE ALL POWER LINES ARE CLEARLY MARKED WITH ORANGE WEATHERPROOF TAPE OR RIBBON

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE NSW WORK COVER 'WORK NEAR OVERHEAD POWER LINES CODE OF PRACTICE 2006'

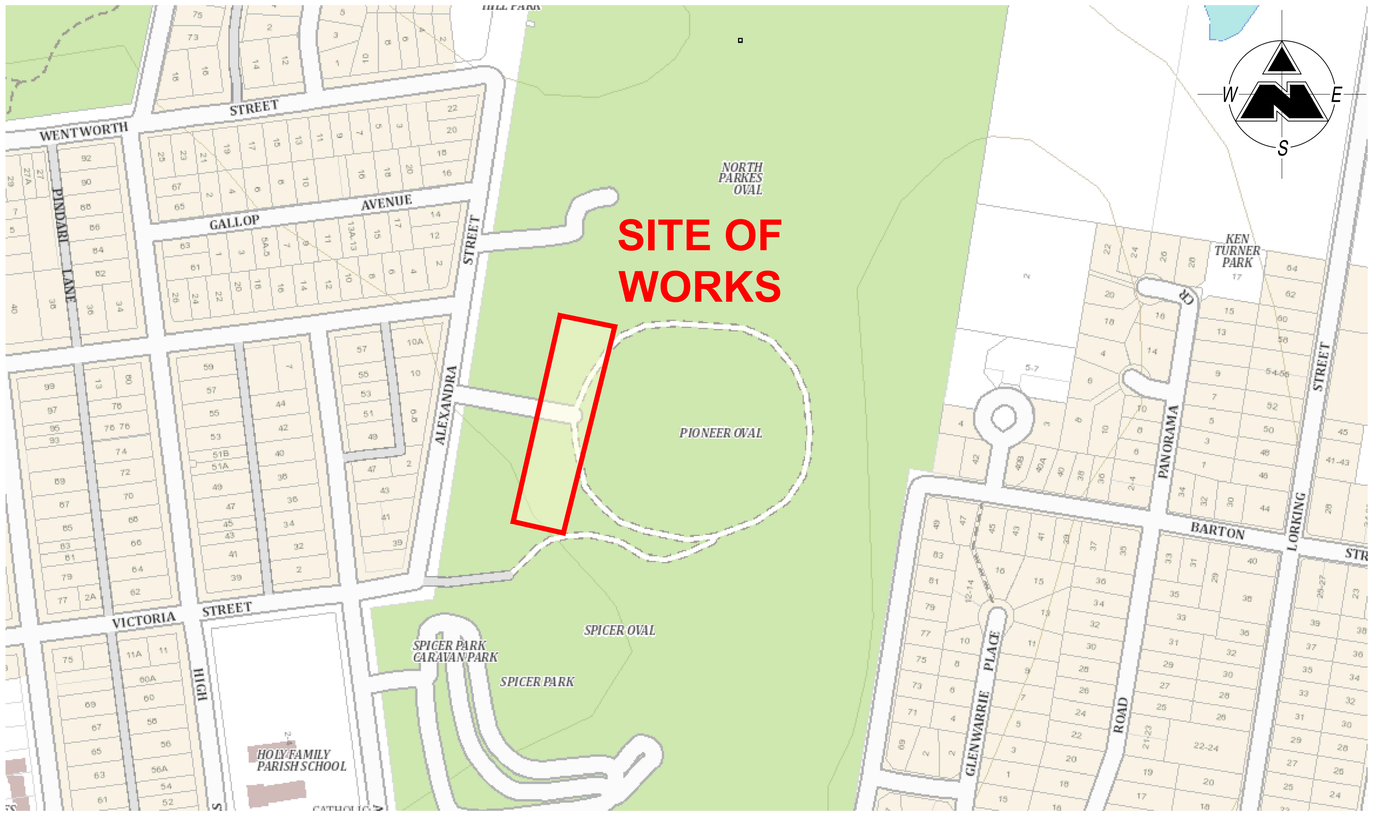
http://www.workcover.nsw.gov.au/health-and-safety/industry-safety/electrical-and-power/power-lines/publications/work-near-overhead-power-lines-code-of-practice-2006

PROPOSED FACILITY UPGRADES
JOCK COLLEY FIELD
PARKES NSW 2870

FOR
CURRAJONG

THERE MAY BE EXISTING SERVICES WITHIN THE WORKS AREA THAT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS TO LOCATE ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORKS.

BEFORE YOU DIG www.byda.com.au



LOCALITY PLAN
N.T.S.

DRAWING INDEX	
Dwg No.	Title
G01	COVER SHEET
C01	GENERAL ARRANGEMENT PLAN
C02	SITE GRADING PLAN
SW01	STORMWATER CATCHMENT PLAN
SW02	STORMWATER DETENTION CALCULATIONS

Legend

- Proposed Building
- Proposed Concrete
- Proposed Edge of Bitumen
- Proposed Edge of Gravel
- Proposed Footpath
- Proposed Linemarking
- Proposed Stormwater Line (>> SW >>)
- Proposed Stormwater Pit

- Proposed Building
- Proposed Concrete
- Proposed Seal
- Proposed Landscaping
- Proposed Gravel

PLOT INFO: ...\2023.1075-Civil-C.dwg, DATE: Mar 06,2024 - 15:02:16

Amend	Date	Description	By	Amend	Date	Description	By
A	13/02/24	CONCEPT ISSUE FOR DA APPROVAL	TM				

For DA Approval:

Garth Dean
B.E. GDSTT FIEAust CPEng NER APEC Engineer IntPE (Aus) RBP (Vic/NT)

Drawn:	TM
Designed:	TM
Checked:	GBL
Scale (A1):	AS SHOWN
Date:	13/02/24

FOR DA APPROVAL

...\2023.1075-Civil-C.dwg

PROPOSED FACILITY UPGRADES
JOCK COLLEY FIELD
PARKES NSW 2870

COVER SHEET

CURRAJONG

CALARE CIVIL CONSULTING ENGINEERS
170 RANKIN STREET,
BATHURST, N.S.W. 2795
Tel: (02) 63323343 Fax: (02) 63318210

Job No. 2023.1075

DWG. No. G01 | Issue A

No. in set 5

Tie into existing road formation

1:4 batter

Tie in to existing road formation

Proposed piped stormwater network, to be designed at CC stage

Overflow Parking Area

Low Point

1:4 batter

Alexandria Street

Pioneer Oval

Low Point

Proposed Grandstand

Tie in to existing road formation and footpath

Proposed new footpath from Alexandria Street

1:4 batter

Existing Building

Low Point

2x 10KL tanks for stormwater detention only.
Location to be confirmed on site.
All runoff from proposed grandstand roof to be directed to tanks via a sealed system in accordance with AS 3500 specifications

Low Point

Low Point

Existing stormwater network to be removed

Existing Building

Existing irrigation line to be relocated to ensure suitable clearance to proposed stormwater line

Existing telecom line

Existing potable water line

Tie in to existing road formation

Existing Building (TBR)

Existing water line

Existing irrigation lines

Existing sewer line

Existing stormwater line to be made redundant

Existing overhead power line

PLOT INFO: ...\2023.1075-Civil-C.dwg, DATE: Mar 06,2024 - 15:02:18

Amend	Date	Description	By
A	13/02/24	CONCEPT ISSUE FOR DA APPROVAL	TM

For DA Approval:

Garth Dean
B.E. GDSTT FIEAust CPEng NER
APEC Engineer IntPE (Aus) RBP (Vic/NT)

Drawn:	TM
Designed:	TM
Checked:	GBL
Scale (A1):	1:500
Date:	13/02/24

FOR DA APPROVAL

...\2023.1075-Civil-C.dwg

PROPOSED FACILITY UPGRADES
JOCK COLLEY FIELD
PARKES NSW 2870

GENERAL ARRANGEMENT PLAN

CURRAJONG

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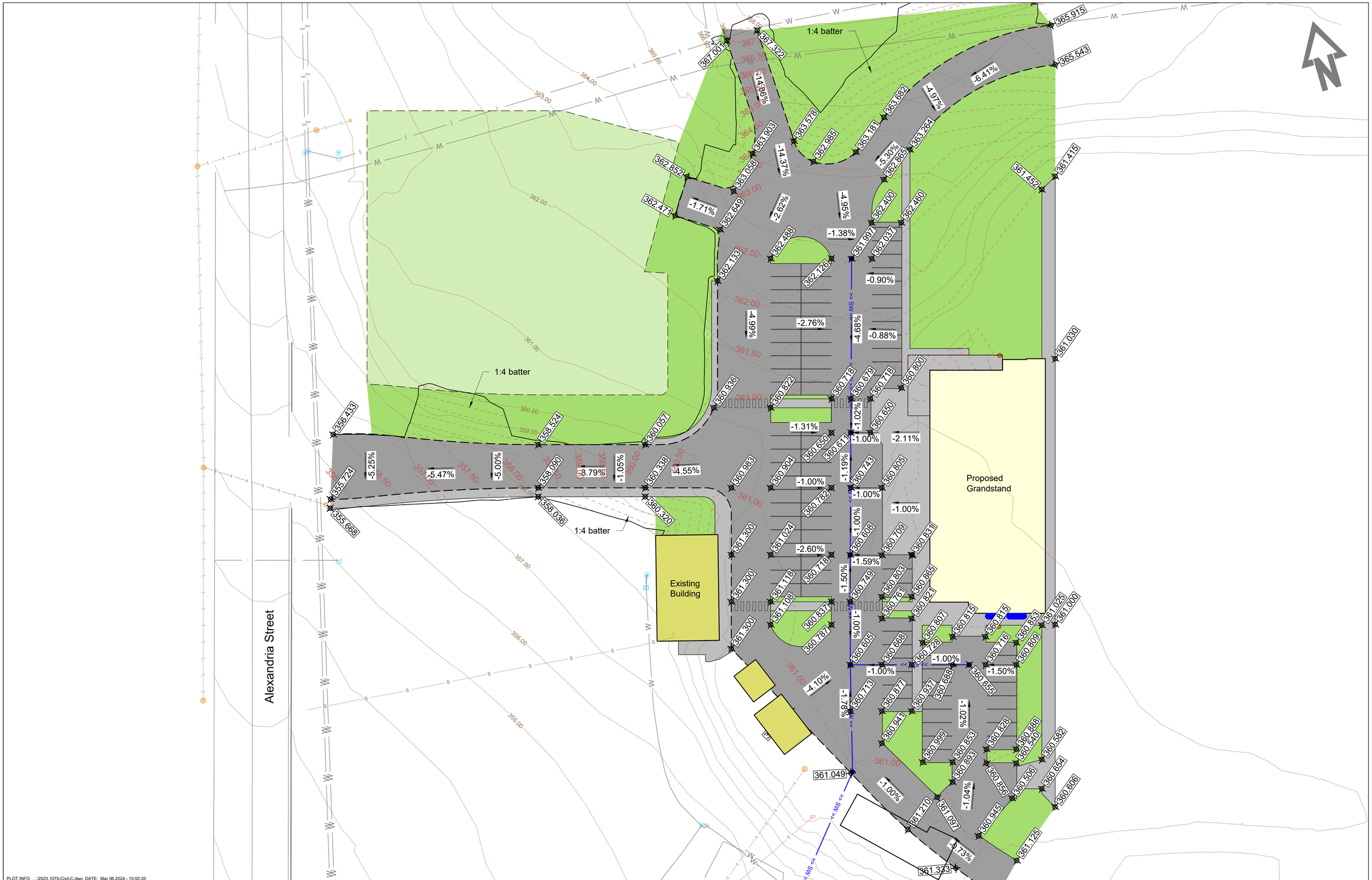
Job No. 2023.1075

DWG. No. C01

Issue A

No. in set 5



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Amend	Date	Description	By
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For DA Approval:

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Scale (A1):	1:350
Date:	13/02/24

FOR DA APPROVAL

...\2023.1075-Civil-C.dwg

PROPOSED FACILITY UPGRADES
JOCK COLLEY FIELD
PARKES NSW 2870

SITE GRADING PLAN

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Job No. 2023.1075

DWG. No. C02

Issue A

No. in set 5

Pre-Developed Site Catchment
Scale 1:750

EXISTING CATCHMENT TABLE			
CATCHMENT TYPE	WATERCOM DRAINS CATCHMENT TYPE	TOTAL AREA (m^2)	FRACTION IMPERVIOUS
EXISTING BUILDING	EIA	640	1.00
EXISTING SEAL/CONCRETE	EIA	4730	1.00
EXISTING LANDSCAPING	PA	11030	0.00
TOTAL SITE AREA		16400	0.330

Note:
EIA = Effective Impervious Area
RIA = Remaining Impervious Area
PA = Pervious Area

Post-Developed Site Catchment
Scale 1:750

DEVELOPED CATCHMENT TABLE			
CATCHMENT TYPE	WATERCOM DRAINS CATCHMENT TYPE	TOTAL AREA (m^2)	FRACTION IMPERVIOUS
PROPOSED BUILDING	EIA	1400	1.00
PROPOSED CONCRETE/SEAL	EIA	7285	1.00
PROPOSED LANDSCAPING	PA	7715	0.00
TOTAL SITE AREA		16400	0.530

PLOT INFO: ...\2023.1075-Civil-C.dwg, DATE: Mar 06,2024 - 15:02:21

Amend	Date	Description	By	Amend	Date	Description	By
A	13/02/24	CONCEPT ISSUE FOR DA APPROVAL	TM				

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Designed:	TM	
Checked:	GBL	
Scale (A1):	1:750	
Date:	13/02/24	...\2023.1075-Civil-C.dwg

PROPOSED FACILITY UPGRADES
JOCK COLLEY FIELD
PARKES NSW 2870

STORMWATER CATCHMENT PLAN

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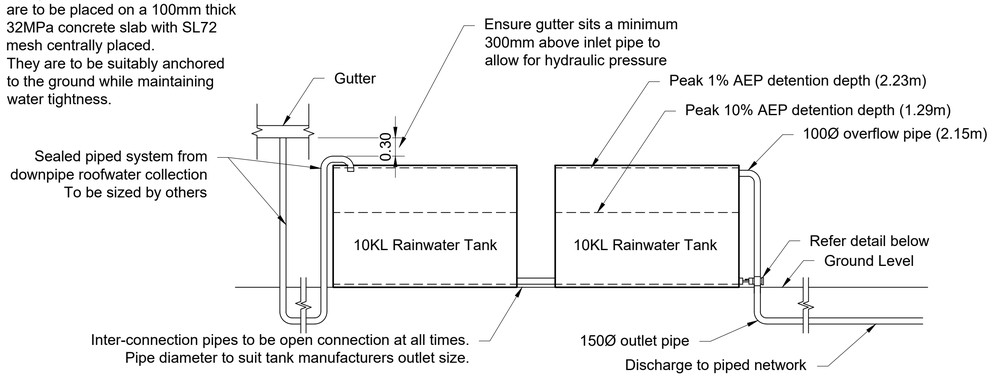
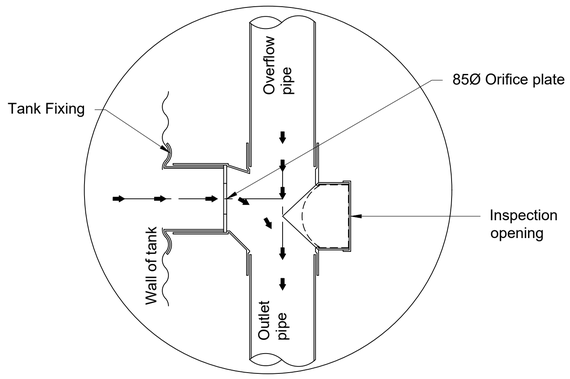
Job No. 2023.1075
DWG. No. SW01
Issue A
No. in set 5

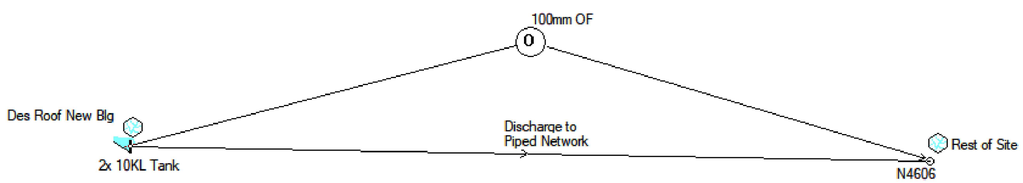
Note
If poly tanks are to be used, they are to be placed on a 100mm thick 32MPa concrete slab with SL72 mesh centrally placed.
They are to be suitably anchored to the ground while maintaining water tightness.



Rainwater Tank Detail
Scale 1:50



Outlet Orifice Detail - Kingspan
Scale NTS



Watercom Drains Model

Watercom Drains - 10% AEP results

Peak Flow of Pre-Developed Site (10% AEP) = 0.374m³/s

Peak Flow of Developed Site Combined total exiting site (10% AEP) = 0.373m³/s

PIT / NODE DETAILS				Version 8						
Name	Max HGL	Max Pond	Max Surface	Max Pond	Min	Overflow	Constraint			
		HGL	Flow Arriving	Volume	Freeboard	(cu.m/s)				
			(cu.m/s)	(cu.m)	(m)					
N4606	0.02		0.469							
SUB-CATCHMENT DETAILS										
Name	Max	EIA	Remaining	EIA	RIA	PA	Due to Storm			
	Flow Q	Max Q	Max Q	Tc	Tc	Tc				
	(cu.m/s)	(cu.m/s)	(cu.m/s)	(cu.m/s)	(min)	(min)	(min)			
Ex. Cat	0.374	0.125	0.25	8	8	8	10% AEP, 20 min burst, Storm 6			
Des Roof New Blg	0.032	0.032	0	8	2	8	10% AEP, 10 min burst, Storm 8			
Rest of Site	0.356	0.175	0.188	8	2	8	10% AEP, 20 min burst, Storm 5			
PIPE DETAILS										
Name	Max Q	Max V	Max U/S	Max D/S	Due to Storm					
	(cu.m/s)	(m/s)	HGL (m)	HGL (m)						
Discharge to Piped Network	0.017	1.08	1.052	0.018	10% AEP, 20 min burst, Storm 6					
OVERFLOW ROUTE DETAILS										
Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm		
100mm OF	0	0						10% AEP, 5 min burst, Storm 1		
DETENTION BASIN DETAILS										
Name	Max WL	MaxVol	Max Q	Max Q	Max Q					
			Total	Low Level	High Level					
2x 10KL Tank	1.29	11.1	0.017	0.017	0					

Watercom Drains - 1% AEP results

Peak Flow of Pre-Developed Site (1% AEP) = 0.68m³/s

Peak Flow of Developed Site Combined total exiting site (1% AEP) = 0.68m³/s

PIT / NODE DETAILS				Version 8						
Name	Max HGL	Max Pond	Max Surface	Max Pond	Min	Overflow	Constraint			
		HGL	Flow Arriving	Volume	Freeboard	(cu.m/s)				
			(cu.m/s)	(cu.m)	(m)					
N4606	0.03		0.727							
SUB-CATCHMENT DETAILS										
Name	Max	EIA	Remaining	EIA	RIA	PA	Due to Storm			
	Flow Q	Max Q	Max Q	Tc	Tc	Tc				
	(cu.m/s)	(cu.m/s)	(cu.m/s)	(cu.m/s)	(min)	(min)	(min)			
Ex. Cat	0.68	0.248	0.455	8	8	8	1% AEP, 15 min burst, Storm 1			
Des Roof New Blg	0.052	0.052	0	8	2	8	1% AEP, 10 min burst, Storm 5			
Rest of Site	0.653	0.332	0.323	8	2	8	1% AEP, 10 min burst, Storm 2			
PIPE DETAILS										
Name	Max Q	Max V	Max U/S	Max D/S	Due to Storm					
	(cu.m/s)	(m/s)	HGL (m)	HGL (m)						
Discharge to Piped Network	0.022	1.27	1.816	0.034	1% AEP, 15 min burst, Storm 1					
OVERFLOW ROUTE DETAILS										
Name	Max Q U/S	Max Q D/S	Safe Q	Max D	Max DxV	Max Width	Max V	Due to Storm		
100mm OF	0.005	0.002						1% AEP, 15 min burst, Storm 1		
DETENTION BASIN DETAILS										
Name	Max WL	MaxVol	Max Q	Max Q	Max Q					
			Total	Low Level	High Level					
2x 10KL Tank	2.23	19.2	0.027	0.022	0.005					

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Amend	Date	Description	By	Amend	Date	Description	By
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For DA Approval:

Garth Dean
B.E. GDSTT FIEAust CPEng NER APEC Engineer IntPE (Aus) RBP (Vic/NT)

Drawn:	TM
Designed:	TM
Checked:	GBL
Scale (A1):	AS SHOWN
Date:	13/02/24

FOR DA APPROVAL

...\2023.1075-Civil-C.dwg

PROPOSED FACILITY UPGRADES
JOCK COLLEY FIELD
PARKES NSW 2870

STORMWATER DETENTION CALCULATIONS

CURRAJONG

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Job No. 2023.1075
DWG. No. SW02 Issue A
No. in set 5

GBYDOCUMENT TITLE

Statement of Environmental Effects

CLIENT

Parkes Shire Council

PROJECT

Jock Colley Field Grandstand and Amenities
Lot 7040 DP 1023666
1 Victoria Street
Parkes NSW 2870

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DOCUMENT CONTROL

PROJECT REPORT DETAILS

Document Title	Statement of Environmental Effects – Jock Colley Field Grandstand and Amenities on Lot 7040 DP 1023666, 1 Victoria Street, Parkes NSW
Principal Author	Michael Carter, Director, Currajong
Client	Parkes Shire Council
Project Reference	APC230823

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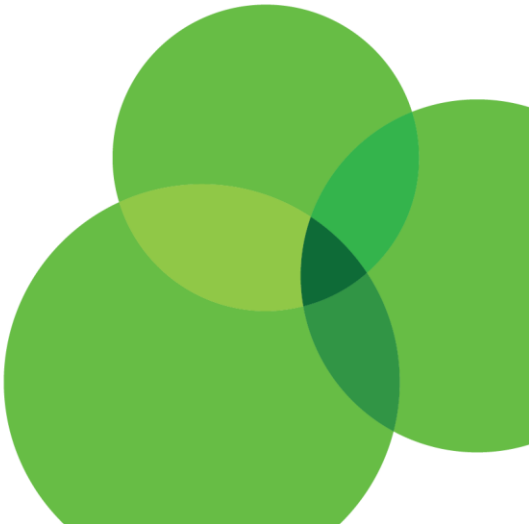

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PLANNING, PROPERTY + PROJECT MANAGEMENT

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SCHEDULE OF TABLES

1. Introduction

1.1. Overview

This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of Parkes Shire Council, the proponent of the new Jock Colley Field Grandstand and Amenities Project on Lot 7040 DP 1023666, Pioneer Oval, 1 Victoria Street, Parkes.

Pioneer Oval has a rich history as a rugby league venue in Country NSW, having hosted numerous 1st class matches during its lifetime including International and NRL matches in the late 1980's and holds a significant position in the sporting culture of the Parkes community. Whilst the playing field is in very good condition, the ageing facilities are considered below standard and major events are now hosted at other venues.

The proposed development involves the demolition of the existing Jock Colley Field Grandstand and the erection of a new grandstand, amenities, car park, drainage and other siteworks to achieve a top-class sports facility at Pioneer Oval.

The SEE has been prepared to accompany a Development Application (DA) for the proposed development, along with Architectural Plans prepared by EJE Architecture and Engineering Drawings prepared by Calare Civil.

1.2. Application Particulars

Applicant	Parkes Shire Council
Proposed Site	Lot 7040 DP 1023666, 1 Victoria Street, Parkes
Landowner	Crown Land NSW
Proposal	Demolition of existing grandstand and canteen building and erection of a Grandstand and associated car parking area
Estimated capital cost	$6,366,001.00 (including GST)
Zoning	R1 Public Recreation under Parkes Local Environmental Plan 2012
Consent Authority	Parkes Shire Council

1.3. Approvals Required

The proposal is not proposed to be processed under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) by Parkes Shire Council as a public authority approval under Division 12, Section 65(2) of State Environmental Planning Policy (Transport and Infrastructure) 2021 by Parkes Shire Council.

Consent is required to be obtained for the proposal under Part 4 of the EP&A Act 1979 for a 'regionally significant development' as it has a capital investment value greater than $5M and triggers the requirement for the Western Regional Planning Authority (WRPP) to determine the proposal pursuant to State Environmental Planning Policy (Planning Systems) 2021.

The proposal does not trigger 'integrated development' because it does not require any other approval listed under Section 4.46 of the EP&A Act 1979.

1.4. Format of Report

The information presented in this SEE covers all aspects of the proposal as specified under the EP&A Regulation 2021. The SEE has been prepared as a single document of several sections as follows:

Section 1	Introduces the proposal, providing background information and how the investigations for the SEE were undertaken and the main project drivers
Section 2	Describes the main features of the site and surrounds
Section 3	Provides a description of the proposal, including a description of the existing and proposed activities and operations

Section 4	Reviews the proposal against the relevant legislative requirements
Section 5	Assesses the potential impacts of the proposal and documents the proposed mitigation and management strategies
Section 6	Reviews the proposal against the environmental, economic and social considerations and other non-statutory best practice guidelines
Section 7	Provides the conclusion for the SEE

2. DEVELOPMENT SITE DESCRIPTION

2.1. Site Description

The site of the Jock Colley Field Grandstand Project is formally described as Lot 7040 DP 1023666, 1 Victoria Street, Parkes. The site forms part of the Pioneer Oval, which comprises Crocker Oval and Jock Colley Field. The Pioneer Oval forms part of the much larger sporting complex located on Lot 7040, which comprises the Northparkes Oval to the north, Spicer Oval to the south and the central Pioneer Oval. The Spicer Park Caravan Park is also located on Lot 7040, south of the development site.

The grounds that house sporting complex were originally open bushland and later grazing land during the late 1880s. Over the ensuring years a public reserve was established for sporting events, known as the People's Park. The first game of football at the People's Park was held on 6 July 1898. By the 1920's the People's Park was valued as a top sporting field. Along with rugby codes, cricket and golf associations used the People's Park. Sir Donald Bradman participated in cricket matches at the People's Park in 1929 and 1931. The People's Park was renamed Spicer Park in 1935, after local champion Frank Spicer; having been a hairdresser, Atlantic Union Oil regional manager, the founder of the Parkes Broadcasting Corporation (2PK radio) and an alderman at Parkes from 1922-1969, including him being elected Mayor 12 times. Pioneer Oval has a particularly rich history as a rugby league venue in Country NSW, having hosted numerous 1st class matches during its lifetime including International and NRL matches.

The total area of the Spicer Park Complex on Lot 7040 DP 1023666 is approximately 32.2 hectares. The subject land is Crown Land under the care and control of Parkes Shire Council for public recreation purposes. Lot 7040 is zoned RE1 Public Recreation and contains substantial public assets including three (3) sporting ovals with associated lighting, grandstands, clubhouses, amenities and changerooms, storage sheds, car parking areas, fencing and infrastructure / utilities. The Spicer Park Complex has several vehicular access points, servicing gates at the various sporting codes of Aussie Rules, Rugby League and Rugby Union and Cricket. The access to the Jock Colley Oval is from Alexandra Street, which is bitumen sealed with concrete kerb and gutter and street lighting.

Whilst the playing field is in very good condition, the ageing facilities are considered below standard and there is concern that Parkes is no longer capable of hosting major events at the Spicer Oval Complex due to the lack of a sports field venue with modern services and facilities. A map showing the location of the site in relation to surrounding land and roads is shown in Figure 1 below, with the site highlighted in yellow with a red outline.

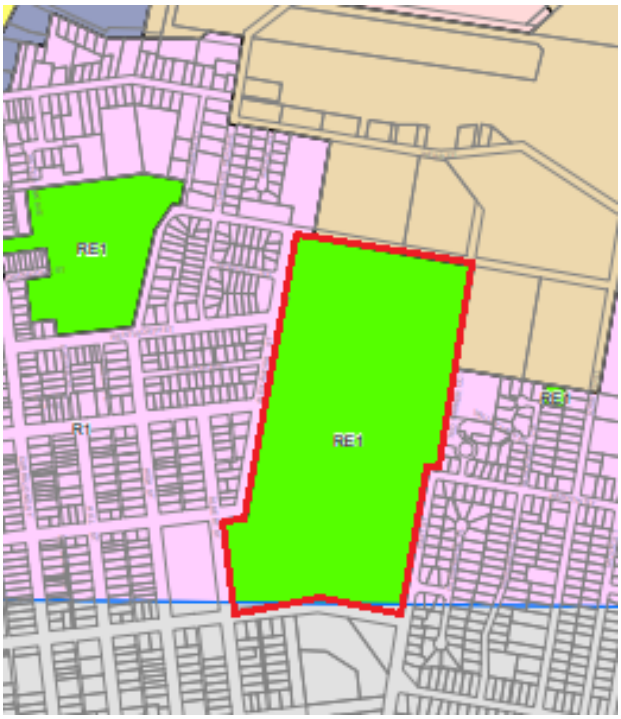
Figure 1 – Site Locality Map

Source: Six Maps

2.2. Land-use and Zoning Description

The site is zoned RE1 Public Recreation under the Parkes Local Environmental Plan 2012. An extract of the Parkes Local Environmental Plan 2012 showing the site (in red outline) and zoning (RE1 Public Recreation) is shown on Figure 2.

Figure 2 – Zoning and Surrounding Land Use Map



Source: Parkes Local Environmental Plan 2012 (NSW Planning Portal eSpatial Viewer)

2.3. Spicer Oval Masterplan and Stakeholder Consultation

A Sporting Fields Master Plan for the Spicer Oval Complex was adopted by Parkes Shire Council on 4 November 2014, following an extensive community engagement phase. The Master Plan notes that the supporting infrastructure of Pioneer Oval is not fit for purpose and 'Other major townships throughout country NSW have effectively usurped Parkes in the competition to host major rugby league and rugby union fixtures, as a result of the development of new or upgraded stadiums with modern facilities for both players and spectators.

The recommendations of the Master Plan included the following at Pioneer Oval:

- Construct a minimum 500 seat grandstand and amenities building on the west of the sports field.
- Incorporate a plaza behind the grandstand.
- Investigate an alternative use for the existing amenities building (or remove).
- Expand and upgrade the canteen.
- Install fixed spectator seating behind the try zones.

As a precursor to the preparation of new design plans for the proposed new Jock Colley Field Grandstand and Amenities, EJE Architects undertook a number of workshops on 21 February 2022 and 4 April 2022 to engage with the Parkes Sports Council and other sporting groups on the design brief requirements for the new facilities.

The following items formed the brief for the proposal:

- To create a grandstand facility capable of attracting regional sporting events / NRL preseason games / big events across the 3 ovals for junior / schools sporting events. The venue should be able to compete with other regional venues such as Bathurst, Mudgee and Wagga, generally in accordance with NRL facilities guidelines (State level).
- 500-600 covered seats min. with a capacity for about 1,500 total.
- Grandstand seating to blend into ground levels to extend around to the north.
- All functions ideally within the grandstand building rather than across the carpark.
- Repurpose the change rooms for extra storage and use such as Elvis Festival campers toilets, gym / warm down room.
- Possible reuse corporate boxes along southern end of field or incorporate into grandstand facility.
- Canteen preferably located in grandstand and orientated so that canteen volunteers can see the game. Old canteen to be demolished.

2.4. Ongoing Design Development

Further refinement of the design has been undertaken by EJE Architects, with inputs from Council and other consultants including:

- Civil design – Calare Civil.
- Town planning and traffic impact assessment – Currajong.
- Landscaping and external works – Parkes Shire Council.

The final concept design provides a two (2) storey grandstand building with 700 seats and associated external works including over 80 car parking spaces. Disability access is provided throughout the facility. The grandstand has been designed generally in accordance with the NRL Facilities Guidelines for a 'State' level facility that could accommodate competitions below the NRL Premiership (i.e. NSW Cup, QLD Cup or representative fixtures). State facilities may also service the highest level of competition in the broader region and be a nominated venue for finals and / or marque games.

2.5. Surrounding Land-use and Stakeholder Consultation

No formal consultation with surrounding landholders has been undertaken at this stage. It is intended that notice of the proposal would be advertised and neighbour notified as part of the processing of the DA.

3. DESCRIPTION OF THE PROPOSAL

3.1. Objectives of the Proposal

The primary objective for the proposal is to provide new recreational facilities at Pioneer Oval to service the needs of various sporting clubs and user-groups that regularly use the sportsground. The proposed new Jock Colley Field Grandstand and Amenities has been designed to provide a moderate scale / quality recreation facility that overlooks the historic sportsground facilities at Jock Colley Oval.

3.2. The Proposal

The scope of the proposed works are summarised below:

- Demolition of the old grandstand and canteen building.
- Earthworks to provide a suitable building envelope for the grandstand and amenities building and parking areas.
- Construction of the new two (2) storey grandstand building, providing multi-purpose clubhouse and amenities including new change rooms, toilets and referee spaces, new food and beverage service areas, media box and camera platforms, clubhouse and community spaces.
- Covered seating on the eastern side of the grandstand for 700 seats.
- New driveway and parking areas for cars and buses.
- Enhanced landscaping and stormwater drainage works.
- Enhanced access and inclusivity.

The majority of proposed works is located on the western side of the Jock Colley Oval and will not involve any major alterations or additions to the actual sports field, lighting or the like.

The EJE Architectural Plans show the extent of proposed building works.

The Currajong Site Layout Plan shows the extent of proposed site works, including driveway, parking and drainage improvements.

4. PLANNING AND LEGISLATIVE CONTEXT

The following section of the report describes the applicable local planning policies, State and Federal legislation and guidelines. The applicable documents are summarised in this section, followed by a statement outlining how the development will address and / or comply with the legislation or policy.

4.1. Commonwealth legislation

4.1.1. Federal Environment Protection and Biodiversity Conservation Act 1999

Under the Federal Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), referral is required to the Australian Government for proposed actions that have the potential to significantly impact on Matters of National Environmental Significance (MNES) or the environment of Commonwealth land. The EPBC Act 1999 identifies the following as matters of national environmental significance for which Ministerial approval is required:

- World heritage properties.
- Wetlands of international significance.
- Listed threatened species and communities.
- Listed migratory species protected under international agreements.
- National Heritage Places.
- Protection of the environment from nuclear actions.
- Commonwealth Marine environments.

Assessment of the proposal's impact on MNES confirms there is unlikely to be a significant impact on relevant MNES or on Commonwealth land. Accordingly, the proposal does not warrant referral under the EPBC Act 1999.

4.1.2. Native Title Act 1993

Native title rights are considered to pre-date official recognition of native title rights, so Native title can be relevant to activities carried out on the land even if no native title claim has been made or registered.

To properly address Native Title, the Native Title Act 1993 (NT Act) provides the framework for determining native title claims in Australia. The native title process must be considered for each activity on the land and a native title assessment must be undertaken.

The proposed demolition work and new grandstand and amenities are located on Crown Land that has been managed by Parkes Shire Council as a public recreation reserve since the late 1890s.

Native title rights do not exist over the subject land.

4.1.3. Disability Discrimination Act 1992

The Federal Disability Discrimination Act 1992 (DDA Act) exists to provide legal protection against discrimination for people with disability (and carers, co-workers or associates of a person with a disability). The DDA Act prohibits discrimination against people with disabilities in employment, education, publicly available premises, provision of goods and services, accommodation, clubs and associations, and other contexts. Discrimination is defined to include failing to make reasonable adjustments for a person with a disability. Complaints made under the DDA Act 1992 are made to the Australian Human Rights Commission. Any member of the community can make a complaint about discrimination.

The existing and proposed new facilities at Jock Colley Oval facilities are owned by Parkes Shire Council and are planned to be used for a wide variety of public recreation uses into the future. A major driver of the Jock Colley Field Grandstand and Amenities Project is to improve access throughout the facility for people with a disability.

An access review has been carried out as part of the design phase to address compliance issues over a number of different standards, including:

- Disability (Access to Premises – Buildings) Standards 2010.
- Parts D3, E3.6 and F2.4, F2.9 and H2 of the Building Code of Australia 2019.

- Australian Standard AS1428.1 (2009) Design for Access and Mobility Part 1: General requirements for access – new building work.
- Australian Standard AS1428.2 (1992) Design for Access and Mobility Part 2: Enhanced and additional requirements – buildings and facilities.
- Australian Standard AS1428.4 (2009) Design for Access and Mobility Part 4.1: Means to assist the orientation of people with vision impairment – tactile ground surface indicators.
- Australian Standard AS1428.5 (2010) Design for Access and Mobility Part 5: Communications for people who are deaf or hearing impaired.
- Australian Standard AS2890.5 (1993) Parking Facilities Part 5: On-street parking.
- Australian Standard AS3745 (2009) Planning for Emergencies in Facilities.
- Australian Human Rights Commission Guideline on the Application of the Premises Standards, 2013.

To address the above standards and guidelines and the objects of the DDA Act 1992, the following is proposed:

- Provision of a footpath from the Alexandra Street gate entry to the main entry of the grandstand facility.
- Continuous accessible path of travel throughout the grandstand building.
- Sanitary facilities, including accessible facilities and ambulant cubicles and disability friendly signage.
- Stairway, handrail and balustrades in compliance with the BCA.
- Doorways for public and staff areas to include minimum clear opening dimensions for wheelchair access, door handles, compliant door opening forces and disability friendly signage to identify room functionality.
- Information and directional signage for sight impaired and blind persons.

4.2. New South Wales legislation

4.2.1. Environmental Planning and Assessment Act 1979

The EP&A Act 1979 forms the legal and policy platform for development assessment and approvals process in NSW. The objects of the EP&A Act 1979 are:

a. to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

b. to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

c. to promote the orderly and economic use and development of land,

d. to promote the delivery and maintenance of affordable housing,

e. to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

f. to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

g. to promote good design and amenity of the built environment,

h. to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

i. to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

j. to provide increased opportunity for community participation in environmental planning and assessment.

Under the EP&A Act 1979, local councils prepare Local Environment Plan (LEPs) that specify planning controls for specific parcels of land. The EP&A Act 1979 also provides for State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (REPs). Applicable environmental planning instruments are discussed in later parts of this SEE.

In general, development consent is required for the proposed grandstand, pursuant to the Parkes Local Environmental Plan 2012.

Whilst State Environmental Planning Policy (Transport and Infrastructure) 2021 may allow for Parkes Shire Council to grant its consent under Part 5 of the EP&A Act 1979 without need for a DA, Council has elected to process the application under Part 4 of the Act as a DA to allow for an open and transparent process involving advertising and neighbour notification of the proposal with the wider community.

4.2.2. Local Government Act 1993

Section 68 of the Local Government Act 1993 (LG Act) specifies that approval is required for a number of activities carried out on operational land, including:

- Structures or places of public entertainment.
- Water supply, sewerage and stormwater drainage work.
- Management of trade waste in the sewerage system.
- Swing or hoist goods over a public road.

Section 68 approvals for new internal drainage works will be submitted with Parkes Shire Council as part of any Construction Certificate at a later date.

4.2.3. Heritage Act 1977

The Heritage Act 1977 provides for the conservation of environmental heritage defined as places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance which are at least 50 years old. The Act applies to non-Aboriginal relics only, as Aboriginal relics are protected under the National Parks and Wildlife Act 1974.

The subject site is not listed on the State Heritage Register and an approval from Heritage NSW is not required under the Heritage Act 1977. The site is also not listed as a Heritage Item under the Parkes Local Environmental Plan 2012.

Heritage issues are assessed under Section 5 of this SEE. In general, no heritage issues / impacts have been assessed to apply, and an approval under the Heritage Act 1977 is not required to be obtained for the proposal.

4.2.4. National Parks and Wildlife Act 1974

The National Parks and Wildlife Act 1974 (NPW Act) is administered by the Office of Environment and Heritage and provides the basis for the legal protection of flora and fauna in NSW. Unless a licence is obtained under the NPW Act 1974 (or the Threatened Species Conservation Act 1995), it is an offence to harm any animal that is protected or is a threatened species, population or ecological community. It is also an offence to pick any plant that is protected or is a threatened species, population or ecological community. In addition, a person must not, by act or omission, damage any critical habitat. The NPW Act 1974 also provides the basis for the legal protection and management of Aboriginal sites within NSW. Sections 86, 90 and 91 of the NPW Act 1974 provide statutory protection for any physical / material evidence of Aboriginal occupation of NSW and places of cultural significance to the Aboriginal community.

The site comprises 'disturbed land' as defined under the National Parks and Wildlife Regulation 2019. Aboriginal cultural heritage issues are assessed under Section 5 of this SEE. In general, no threatened species or Aboriginal issues / impacts have been assessed to apply, and an approval under the NPW Act 1974 is not required to be obtained for the proposal.

4.2.5. Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (BC Act) provides the framework for the management of flora and fauna on lands within NSW. Under this Act the principles of ecologically sustainable development are used to achieve the conservation and protection of biodiversity values. Clause 7.2 of the BC Act 2016 identifies the following circumstances where a development is likely to significantly affect threatened species:

a) It is likely to significantly affect threatened species or ecological communities, or their habitats, according to the test in section 7.3, or

b) The development exceeds the biodiversity offsets scheme threshold if the biodiversity offset scheme applies to the impacts of the development on biodiversity values, or

c) It is carried out in a declared area of outstanding biodiversity value.

The site is predominately clear of native vegetation, with sporadic plantings of non-native and native species generally around the perimeter of the site. Tests of significance completed for the site conclude the proposal is unlikely to cause significant impacts to any threatened species and does not trigger entry into the BOS. There is consequently no requirement for the proponent to offset biodiversity impacts associated with this proposal or to prepare a Biodiversity Development Assessment Report (BDAR).

4.2.6. Roads Act 2016

Under Section 138 of the Roads Act 1993 a person must not erect a structure or carry out a work in, on or over a public road, or dig up or disturb the surface of a public road, otherwise than with the consent of the appropriate road authority. The site has access from an existing sealed crossover from Alexandra Street. The site contains an existing bitumen sealed access from Alexandra Street. Any proposed upgrades to the access will be carried out by or on behalf of Parkes Shire Council who can provide the appropriate authorisations (as the local road authority) under the Roads Act 1993.

4.2.7. Protection of the Environment Operations Act 1997

The Protection of the Environment Operations Act 1997 (POEO Act) regulates air, noise, land and water pollution. The nature and scale of the proposal does not fall under the threshold triggers that would require licensing by EPA under the POEO Act 1997. No EPL approvals are required.

4.2.8. Work Health and Safety Act 2011

The management and handling of hazardous substances and dangerous goods in NSW is controlled under the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2017. There are also Hazardous and Offensive Development Application Guidelines that apply in NSW. No hazardous or offensive goods are proposed to be stored or handled at the site. Any handling of chemicals will be temporary in nature and carefully limited / managed by Parkes Shire Council staff or approved contractors. A specific approval under this legislation and policy framework is not required to be obtained for the proposal.

4.2.9. Water Management Act 2000

The objective of the Water Management Act 2000 (WM Act) is the sustainable and integrated management of the State's water sources for the benefit of both present and future generations by applying the principles of ecologically sustainable development to protect, enhance and restore water sources and their associated ecosystems, ecological processes and biological diversity and their water quality. The objectives of the Act were considered throughout the planning and design phases of the proposal. Water impacts are addressed in Section 5 of this SEE. In general, no specific approvals are required under the WM Act 2000.

4.2.10. Rural Fires Act 1997

The Rural Fires Act 1997 (RF Act) requires approval of development on bushfire prone land as identified by a bushfire prone land map prepared under Section 146 of the EP&A Act 1979. Review of the Rural Fire Service website and ePlanning Spatial viewer indicates the subject land is not located on land comprising bushfire prone land. In general, no specific impact mitigation or approvals are required under the RF Act 1997 to manage bushfire risk.

4.2.11. Noxious Weeds Act 1993

The Noxious Weeds Act 1993 (NW Act) provides for the declaration of noxious weeds by the Minister for Primary Industries. Noxious weeds may be considered noxious on a National, State, Regional or Local scale. All private landowners, occupiers, public authorities and Councils are required to control noxious weeds on their land under Part 3 Division 1 of the NW Act 1993. Weed management is addressed in Section 5 of this SEE. In general, no specific impact mitigation or approvals are required under the NW Act 1993 to manage noxious weeds.

4.2.12. Contaminated Land Management Act 1997

Parkes Shire Council is required to notify the EPA if contamination is discovered that presents a significant risk of harm. Guidelines on the duty to report contamination under the Contaminated Land Management Act 1997 are available on the EPA website. EPA notification is not required to be obtained for the proposed activities at the subject site.

4.3. State Environmental Planning Policies (SEPP)

A high-level assessment of the applicability of each SEPP to the proposed development is included in Table 1, with further assessment work completed in Section 4.3.1 as necessary.

Table 1 – SEPP Overview

Name of SEPP	Applicability	Further Assessment Warranted
SEPP (Biodiversity and Conservation) 2021	Potentially	Yes. See Section 4.3.1
SEPP (Exempt & Complying Development Codes) 2008	N/A	No
SEPP (Housing) 2021	N/A	No
SEPP (Industry and Employment) 2021	N/A	No
SEPP 65 (Design Quality of Residential Apart. Development)	N/A	No
SEPP (Planning Systems) 2021	Yes	Yes. See Section 4.3.1
SEPP (Primary Production) 2021	N/A	No
SEPP (Precincts - Central River City) 2021	N/A	No
SEPP (Precincts - Eastern Harbour City) 2021	N/A	No
SEPP (Precincts - Regional) 2021	N/A	No
SEPP (Precincts - Western Parkland City) 2021	N/A	No
SEPP (Primary Production) 2021	N/A	No
SEPP (Resilience and Hazards) 2021	Potentially	Yes. See Section 4.3.1
SEPP (Resources and Energy) 2021	N/A	No
SEPP (Sustainable Buildings) 2022	N/A	No
SEPP (Transport and Infrastructure) 2021	Potentially	Yes. See Section 4.3.1

4.3.1. SEPP Assessment

SEPP Biodiversity and Conservation 2021

The site is predominately cleared of native vegetation. Tests of significance completed for the site conclude the proposal is unlikely to cause significant impacts to any threatened species and does not trigger entry into the BOS. There is no requirement for the proponent to offset biodiversity impacts associated with this proposal or to prepare a Biodiversity Development Assessment Report (BDAR).

SEPP Planning Systems 2021

The estimated cost of development is over $5M which triggers the requirement for the proposal to be processed as 'regionally significant development. Consent is required to be obtained for the proposal under Part 4 of the EP&A Act 1979 for a 'regionally significant development' as it has a capital investment value greater than $5M and triggers the requirement for the WRPP to determine the proposal pursuant to Planning Systems SEPP 2021.

SEPP Resilience and Hazards 2021

This SEPP requires that a consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out. There are no known site history issues that are likely to give rise to concerns relating to potential site contamination. EPA notification is not required to be undertaken by Council and the site is suitable for its intended residential use.

SEPP Sustainable Buildings 2022

The aim of the Sustainable Buildings SEPP 2022 is to encourage the design and delivery of sustainable buildings to minimise the consumption of energy to reduce greenhouse gas emissions as well as to minimise the consumption of mains-supplied potable water. Ridler, Levett, Bucknall have prepared a preliminary estimate report which includes total material quantities generally consistent with the NABERS Embodied Emissions form requirement of the Sustainable Buildings SEPP 2022.

SEPP Transport and Infrastructure 2021

The proposal is potentially saved from needing development consent under Part 4 of the EP&A Act 1979 pursuant to Division 12 of the Transport and Infrastructure SEPP dealing with public authority approvals of works on parks and other public reserves. Parkes Shire Council is not proposing to process the proposal under Part 5 of the EP&A Act 1979 and intends to lodge a DA for determination by the WRPP.

There are other provisions of the Transport and Infrastructure SEPP 2021 which are triggers for the referral of a DA to certain authorities prior to its determination. With particular regard to the nature of the development proposed by this DA, the potential triggers for referral are summarised as follows:

Development Likely to affect an electricity transmission or distribution network

Clause 2.48 of the Transport and Infrastructure SEPP 2021 requires Council to give written notice to the electricity supply authority (and consider any response received within 21 days) when a DA involves development that comprises of involves:

- The penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
- Development carried out within or immediately adjacent to an easement for electricity purposes or substation, or within 5 metres of an exposed overhead electricity power line.
- Development involving the installation of a swimming pool within 30m of a structure supporting an overhead transmission line, or within 5m of an overhead electricity power line.
- Development involving or requiring the placement of power lines underground.

Based on a review of the plans and documents submitted with the DA, the proposal does not trigger referral to the electrical supply authority, as the nearest overhead pole location is further than 5m from all aspects of the proposed development.

Development in or adjacent to road corridors and road reservations

Clause 2.122 of the Transport and Infrastructure SEPP 2021 requires Council to give written notice to Transport for NSW (and consider any response received within 21 days) when a DA involves traffic generating development of a kind specified in Column 1 of Schedule 3 of the SEPP.

The nature and scale of the proposed development does not trigger referral of the application to TfNSW.

4.4. Local Environmental Plans

4.4.1. Relevant Local Environmental Plan

Parkes Local Environmental Plan 2012 (PLEP) applies to the land. The site of the proposed development is zoned RE1 Public Recreation. An assessment has been completed to determine the potential applicability of key clauses in the PLEP 2012 to the proposed development. This work is presented in Table 2. Where it is identified that a clause of PLEP 2012 applies to the proposed development, this assessment work is presented in Section 4.4.2.

Table 2 – Preliminary LEP Assessment

LEP Clause	Clause Name	Statement of Applicability
1.9A	Suspension of covenants, agreements and instruments	N/A
2.3	Zone objectives	Yes. See Section 4.2.2
2.5	Additional permitted uses for particular land	N/A
2.6	Subdivision - consent requirements	N/A
2.7	Demolition requires development consent	Yes. See Section 4.2.2
2.8	Temporary use of land	N/A
	Land-use table	Yes. See Section 4.2.2
4.1	Minimum subdivision lot size	N/A
4.1AA	Minimum subdivision lot size for community title schemes	N/A
4.1A	Minimum subdivision lot size for strata plan schemes in certain rural and residential zones	N/A
4.2	Rural subdivision	N/A
4.2A	Erection of dwelling-houses, dual occupancies and secondary dwellings on land in Zone RU1	N/A
4.2B	Erection of rural workers dwellings in zone RU1	N/A
4.6	Exceptions to development standards	N/A
5.1	Relevant acquisition authority	N/A
5.2	Classification and reclassification of public land	N/A
5.3	Development near zone boundaries	N/A
5.4	Controls relating to miscellaneous uses	N/A
5.5	Controls relating to secondary dwellings on land in a rural zone	N/A
5.8	Conversion of fire alarms	N/A
5.10	Heritage conservation	N/A
5.11	Bushfire hazard reduction	N/A
5.12	Infrastructure development and use of existing buildings of the Crown	N/A
5.13	Eco-tourist facilities	N/A
5.16	Subdivision of, or dwellings on, land in certain rural, residential and conservation zones	N/A
5.18	Intensive livestock agriculture	N/A

5.19	Pond-based, tank based and oyster aquaculture	N/A
5.20	Standards that cannot be used to refuse consent - playing music	N/A
5.21	Flood planning	N/A
6.1	Earthworks	Yes. See Section 4.2.2
6.2	Terrestrial Biodiversity	N/A
6.3	Groundwater vulnerability	N/A
6.4	Riparian lands and watercourses	N/A
6.5	Wetlands	N/A
6.6	Airspace operations	N/A
6.7	Essential services	Yes. See Section 4.2.2
6.8	Parkes Radio Telescope	N/A

4.4.2. LEP Assessment

Clause 2.3 - Zone Objectives

Clause 2.3 of PLEP 2022 states the consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the RE1 Public Recreation zone are to:

- 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 assessed to be consistent with the objectives for the RE1 Public Recreation zone, as the proposed works will improve the capability of the Jock Colley Oval to accommodate a range of recreational purposes in the wider Spicer Oval Complex. The existing grandstand and canteen building proposed to be demolished are not listed heritage items and no negative impacts are assessed to apply to the natural environment. Given the separation of proposed works from nearby land-uses, no visual, overshadowing, privacy or other land-use conflicts are assessed to apply.

Land-use Table - RE1 Public Recreation zone

The development is permissible in the zone with the consent of Council.

Clause 6.1 - Earthworks

The objective of Clause 6.1 is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

Before granting development consent for earthworks, the following issues must be considered:

- The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development.
- The effect of the development on the likely future use or redevelopment of the land.
- The quality of the fill or the soil to be excavated, or both.
- The effect of the development on the existing and likely amenity of adjoining properties.
- The source of any fill material and the destination of any excavated material.
- The likelihood of disturbing relics.

- The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area.
- Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The proposal involves earthworks to provide a suitable building envelope for the grandstand and amenities building and parking areas and to manage stormwater generated from the development.

An assessment of the proposed earthworks against the considerations in Clause 6.1 confirms the following:

- The earthworks will not significantly impact the existing natural overland surface water drainage functions on the land.
- The earthworks are sufficiently distanced from existing boundaries and do not create any adverse amenity impacts for neighbouring land-uses or property owners.
- The earthworks are sufficiently distanced from any existing water ways, drinking water catchments or environmentally sensitive areas.
- Cut and filled areas have / will be battered back to natural ground level at appropriate grade.
- There will be imported fill / road base brought to the site, which will be sourced from local suppliers and certified as clean material (VENM).
- Appropriate searches of the AHIMS database have not identified any recorded Aboriginal cultural heritage sites within close proximity of the development site.

No significant impacts on environmental functions, stormwater drainage, neighbouring uses, cultural or heritage items or features of the surrounding land have been identified. Likely impacts are within acceptable levels.

Clause 6.7 - Essential Services

Clause 6.7 of PLEP 2012 requires that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development, or available or that adequate arrangements have been made to make them available when required:

- The supply of water.
- The supply of electricity.
- The disposal and management of sewage.
- Stormwater drainage or on-site conservation.
- Suitable vehicle access.

The proposed development complies with the requirements for Clause 6.7 as follows:

- Provision will be made for the connection of the new grandstand and all amenities to the Parkes Shire Reticulated Water Supply System.
- Provision will be made for the connection of the new grandstand and all amenities to the Parkes Shire Reticulated Sewerage System.
- Provision will be made for the provision of electrical supply infrastructure to the new grandstand and all amenities.
- Stormwater is proposed to be managed in accordance with the Stormwater Management Plan prepared by Calare Civil.
- Practical and legal access to onsite parking areas.

4.5. Development Control Plans

4.5.1. Parkes Shire Development Control Plan 2021

The Parkes Shire Development Control Plan 2021 (PDCP) applies to the land. The site of the proposed development is zoned RE1 Public Recreation.

An assessment has been completed to determine the potential applicability of key parts of the PDCP 2021 to the proposed development. This work is presented in Table 3. Where it is identified that a part of the PDCP 2021 applies to the proposed development, this assessment work is presented in Section 4.5.2.

Table 3 – Preliminary DCP Assessment

Part	Name	Applicability	Further Assessment Warranted?
A	Preliminary	Yes	Considered. Detailed assessment not necessary.
B	Subdivision Development	Yes	No
C	Residential Development	Yes	No
D	Rural Development	N/A	No
E	Commercial Development	Yes	Yes. Refer Section 4.5.2
F	Industrial Development	N/A	Yes. Refer Section 4.5.2
G	Parkes Airport	N/A	No

4.5.2. DCP Assessment

There are no specific controls relating to grandstand and community facility type development in the PDCP 2021.

The proposal has been assessed against Part E of the PDCP 2021 as the most relevant suite of controls relating to the proposal, as documented in Table 4.

Table 4 – DCP Assessment

Part Ref	Summary of Relevant Requirements	Planning Assessment Comment	Statement of Consistency
Commercial Development			
Earthworks, Retaining Walls, Structural Support and Site Drainage			
E.1.2.a to h	Earthworks shall be suitably protected from soil erosion, soil movement and sedimentation by way of sediment basins, sediment fences, hay bale sediment filters and the like.	Sediment erosion controls will be implemented in accordance with the Managing Urban Stormwater: Soils and construction guideline prior to the commencement of demolition / construction works.	The proposal complies.
E.1.2	Earthworks shall not exceed a maximum height/depth, measured from existing ground level of 3 metres.	Earthworks will not exceed 3 metres. Earthworks will be limited to excavation as a result of demolition and for new footings in accordance with the structural footing design and fill for the formalisation of the embankment wall leading to the concourse.	The proposal complies.
E.1.2	Despite b) above, earthworks must not exceed 1 metre in	Earthworks will be limited to excavation as a result of demolition and for new footings in accordance with the structural footing design and	The proposal complies.

	depth within 1 metre from any boundary.	fill for the formalisation of the embankment wall leading to the concourse. All earthworks will be more than 1m from the nearest adjoining boundary.	
E.1.2	Imported fill must be certified Virgin Excavated Natural Material (VENM).	Any natural material removed from the site for the construction of the footings will be re-used on the allotment for grading purposes.	The proposal complies.
E.1.2	Earthworks more than 600mm above or below existing ground level must have finished ground surface levels of not less than 1:2 or take the form of a retaining wall or other structural support that is certified as structurally sound by a suitably qualified engineer.	Earthworks will be limited to excavation as a result of demolition and for new footings in accordance with the structural footing design.	The proposal complies.
E.1.2	All earthworks including batters, retaining walls or other structural supports, including footings and drainage, must be located wholly within the property boundary.	All earthworks are to be undertaken within the confines of Lot 7040.	The proposal complies.
E.1.2	Stormwater from excavation areas shall be properly drained to a legal point of discharge (e.g. inter-allotment drainage pipes, street gutter system or drainage reserve).	Stormwater is proposed to be managed in accordance with the Stormwater Management Plan prepared by Calare Civil.	The proposal complies.
E.1.2	Finished ground levels must drain to roadside drainage infrastructure or a drainage reserve at a minimum grade of 2%.	The grades of finished ground levels will comply with the 2% minimal fall requirements.	The proposal complies.
Streetscape			
E.1.3.a to f	Development complies with the relevant building line setbacks.	The proposed grandstand and amenities are well setback from property boundaries.	The proposal complies.
E.1.3	Development is designed with attractive street elevations that feature customer service areas and the like towards the primary street frontage.	The proposed grandstand and amenities are well setback from property boundaries. The facility is not located in a commercial precinct, and it is not necessary or appropriate to orientate new building works toward street frontages. The proposed building work have been designed by EJE Architects to complement the surrounding streetscape(s).	The proposal complies.
E.1.3	Development on corner lots is designed to comply with the setback controls in Part F.1.5	Lot 7040 is not considered to raise issues associated with multiple street frontages / corner blocks.	The proposal complies.

	and is to address both street frontages.		
E.1.3	Development proposing changes to the public footpath network complies with Council standards.	A shared path is located along the eastern side of Alexandra Street which provides access to Lot 7040. No changes to the public footpath network are proposed.	The proposal complies.
E.1.3	Development provides high levels of access in accordance with the BCA.	The development provides high levels of access as demonstrated in Section 4.1.3 of this SEE.	The proposal complies.
E.1.3.f	Development does not necessitate the removal of existing street trees.	No trees are proposed to be removed.	The proposal complies.
Setbacks			
E.1.4	Buildings extend to the street alignment, or as necessary to accommodate onsite parking	The proposed grandstand and amenities are well setback from property boundaries. The facility is not located in a commercial precinct, and it is not necessary or appropriate to orientate new building works toward street frontages. The proposed building work have been designed by EJE Architects to complement the surrounding streetscape(s).	The proposed setbacks are appropriate to the context and setting of the precinct.
Building Design			
E.1.5.a to s	Minimum 2 stories.	The proposed grandstand comprises two floors.	The proposal complies.
E.1.5	Development is designed with attractive street elevations.	The proposed building work has been designed by EJE Architects to complement the surrounding streetscape(s).	The proposal complies.
F.1.5	Buildings materials are vandal resistant with strong wear resistance.	The proposed building work has been designed by EJE Architects to provide hard wearing surfaces that easily maintained / cleaned.	The proposal complies.
F.1.5	Building entrances are in prominent / easily recognisable locations.	The proposed building work has been designed by EJE Architects to ensure a prominent / accessible entrance to the facility.	The proposal complies.
F.1.5	Premises provide high levels of access throughout buildings and on-site car parks and to the public footpath / street network in accordance with the access provisions of the Building Code of Australia.	The proposed grandstand and amenities are to be serviced by an existing car park which will be upgraded. A new footpath will be provided from Alexandra Street to the grandstand. The development provides high levels of access as demonstrated in Section 4.1.3 of this SEE.	The proposal complies.
F.1.5	Pathways are direct and follow desire lines.	The proposed grandstand and amenities are to be serviced by an existing car park which will be upgraded that connects to Alexandra Street. A new footpath will be provided from Alexandra Street to the grandstand. The development	The proposal complies.

		provides high levels of access as demonstrated in Section 4.1.3 of this SEE.	
E.1.5	Roof mounted air-conditioning units and solar panels are not located on the roof facing a primary or secondary road.	The proposed grandstand and amenities are well setback from property boundaries. The proposed building works have been designed by EJE Architects to complement the surrounding streetscape(s). A roof mounted solar system is not proposed.	The proposal complies.
E.1.5	External storage areas are screened and not exposed to view from primary roads.	The proposed grandstand and amenities are well setback from property boundaries. Storage areas are to be screened and located next to the grandstand.	The proposal complies.
E.1.5	External storage areas and yards are well lit and secured by fencing and lockable gates on side and rear access ways.	The proposed grandstand and amenities are well setback from property boundaries. Storage areas are to be screened and fitted with movement activated sensor lights next to the grandstand.	The proposal complies.
E.1.5	The storage of hazardous goods, materials or wastes is not carried out in areas that adjoin residential land-use or other sensitive land-uses, or areas that are generally accessible to the public.	No hazardous materials are to be stored at the site.	The proposal complies.
E.1.5	Sufficient space is provided on-site for the loading and unloading of waste materials and other stored items. Loading and unloading activities are not carried out on any public space or within the front building line.	The proposed grandstand and amenities are well setback from property boundaries. Unloading facilities are to be available next to the storage areas of the grandstand.	The proposal complies.
F.1.5	Premises are clearly displayed with a street number that is made of durable materials (preferable reflective or luminous) in a position that is unobstructed from users in the public domain.	A street number can be applied to the street gutter in Alexandra Street.	The proposal complies.
Outdoor Advertising Signage			
E.1.6.a to k	Signage structures are contained wholly within the site and do not overhang any public space or land.	**The proposed grandstand and amenities are well setback from property boundaries. Only the name of the Jock Colley Oval will be displayed.**	N/A
Landscape Design			
E.1.7.a to j	Landscape design complementary to the building design and surrounding streetscape.	Parkes Shire Council will maintain responsibility for the landscaping of the recreational reserve in accordance with the Spicer Oval Masterplan.	The proposal complies.

Driveways, Access and Car Parking			
E.1.8.a to s	Driveway locations, dimensions and finished levels to comply with Part 4A of the Austroads Guide to Road Design, AS 2890.1 Off-Street Car Parking, AS2890.2 Commercial Vehicle Facilities for design and layout and CPTED principles.	The Site Layout Plan prepared by Currajong and the Civil Drawings prepared by Calare Civil show a parking area for 73 cars and bus parking as well as footpath facilities that comply with relevant standards.	The proposal complies.
Stormwater Management			
E.1.9.a to j	Development complies with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage.	The proposed development complies with Part 3: Stormwater drainage of AS3500.3:2015 Plumbing and Drainage with all storm water to be conveyed to a point legal point of discharge. A Stormwater management plan has been prepared by Calare Civil in accordance with all relevant requirements.	The proposal complies.
E.1.9	Development in the Parkes Urban Area incorporates onsite detention as specified in the engineering guidelines.	Onsite detention is proposed towards the downslope side of Crocker Oval. A Stormwater management plan has been prepared by Calare Civil in accordance with all relevant requirements.	The proposal complies.
E.1.9	Development takes into account the stormwater management requirements of the whole site in a 5% AEP, including drainage from all buildings, driveways and hardstand areas, and how stormwater from these areas will be managed via pipes / pits / tanks / pumps to a legal point of discharge.	A Stormwater management plan has been prepared by Calare Civil in accordance with all relevant requirements.	The proposal complies.
E.1.9	Developments discharge to comply with relevant standards to ensure no impacts on table drains, reserves, tanks, inter-allotment drainage and facilities	A Stormwater management plan has been prepared by Calare Civil in accordance with all relevant requirements.	The proposal complies.
Utilities			
E.1.10.a to e	Development to be provided with adequate utilities and services	Utility services are generally existing at the grandstand. The new grandstand and amenities will be connected to relevant utilities.	The proposal complies.

5. ASSESSMENT OF ENVIRONMENTAL ISSUES

The main environmental issues that have been raised and investigated as part of the design process for the proposed development have been documented in this section. Each issue is investigated by way of introducing the key issue(s), documenting existing conditions, assessing impacts and proposing management and mitigation measures.

5.1. Visual Impacts and Amenity

5.1.1. Introduction

The proposed development involves internal alterations to an existing building that will not be readily noticeable from public roads and other land-uses fronting public streets.

5.1.2. Existing Conditions Assessment

The grounds that house the Jock Colley Oval are long established on over 32 hectares of public recreational land. The reserve contains substantial public assets including three (3) sporting ovals with associated lighting, grandstands, clubhouses, amenities and changerooms, storage sheds, car parking areas, fencing and infrastructure / utilities. The site has several vehicular access points, servicing gates at the various sporting codes of Aussie Rules, Rugby League and Rugby Union and Cricket. The access to the Jock Colley Oval is from Alexandra Street, which is bitumen sealed with concrete kerb and gutter and street lighting.

5.1.3. Assessment of Impacts

An assessment of the potential impacts of the proposed changes on visual amenity has been undertaken, including an assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain. In particular, the visual impact assessment has assessed the contrast that will result post demolition and construction of the new grandstand and amenities.

The visual assessment reveals the proposal will result in small changes to the context and setting of the area, as a consequence of demolition and new construction works. Most changes will be confined to views from within the public reserve and not readily noticeable from public roads and residential areas. The most noticeable changes will be experienced by residents and motorists along Alexandra Street with regard to the proposed new parking area. The next most noticeable changes will be experienced by residents, motorists and pedestrians to the east of Jock Colley Oval that will overlook the playing field. Both these viewpoints are at some distance from the proposed changes.

The visual assessment reveals the proposal will result in low impacts on the context and setting of the area, as a consequence of the relative isolation of the new grandstand and amenities from dwellings and roads as well as the screening effects of topography, existing buildings and vegetation. It is assessed that the physical changes to the landscape will not create significant impacts on the context and setting of the area. No existing vegetation is required to be removed. No substantial cutting and filling of the site is required that would be visible from adjoining land-uses. No heritage listed buildings are located within close proximity of the proposal. The proposed changes are not dissimilar to other buildings in the public reserve and use of the land. No significant additional impacts on streetscape character, views, overshadowing or neighbour amenity are assessed to likely occur.

5.1.4. Management and Mitigation

The proposed building works have been carefully designed to occupy those areas of the site which will have the least visibility to the greatest number of nearby sensitive receptors. The proposed development seek to avoid potential streetscape and neighbour amenity impacts to the greatest practical extent possible. A Landscape Plan has been prepared to further reduce the visual impacts of the development to acceptable levels.

5.2. Building Code Compliance

5.2.1. Introduction

The proposal involves construction of a new two (2) storey grandstand and amenities building on a tiered building site. Architectural plans have been progressed to a point where it is possible to present the preliminary findings of the assessment of the proposal against the Building Code of Australia (BCA).

5.2.2. Existing Conditions Assessment

The grounds that house the Jock Colley Oval are long established on a public reserve that includes three (3) sporting ovals with associated lighting, grandstands, clubhouses, amenities and changerooms, storage sheds, car parking areas, fencing and infrastructure / utilities. The site has several vehicular access points, servicing gates at the various sporting codes of Aussie Rules, Rugby League and Rugby Union and Cricket. The access to the Jock Colley Oval is from Alexandra Street, which is bitumen sealed with concrete kerb and gutter and street lighting.

5.2.3. Assessment of Impacts

Proposed building works involve construction of a two (2) storey multi-purpose building with stadium seating under a common roof line. The site of the grandstand and amenities would be generally located at the site of existing grandstand facilities that are located on a levelled hardstand next to the Jock Colley Oval. The building would be constructed of steel, concrete and masonry, glazed windows and a steel roofing.

The proposed building will be sufficiently setback and designed to comply with the BCA, including building setbacks, access, fire safety and structural adequacy requirements of the BCA. The specific design detail of the proposed construction works is intended to be further developed at Construction Certificate stage. However, in general it is assessed the proposal can comply with the BCA.

5.2.4. Mitigation and Management

A Construction Certificate is proposed to be obtained prior to any new building work, which provides further opportunity to ensure all aspects of the design meets the requirements of the BCA. Roof water from the new building will be connected to the approved stormwater drainage system as shown on the stormwater management plan from Calare Civil. Plumbing and drainage would be undertaken in accordance with LG approvals.

5.3. Disability Access

5.3.1. Introduction

The proposal involves construction of a new two (2) storey grandstand and amenities building on a tiered building site. Architectural plans have been progressed to a point where it is possible to present the preliminary findings of the assessment of the proposal against the Building Code of Australia (BCA). An access review is capable of being carried out, based on the EJE Architectural Plans and Calare Civil Engineering Drawings.

5.3.2. Existing Conditions Assessment

The grounds that house the Jock Colley Oval are long established on a public reserve that includes three (3) sporting ovals with associated lighting, grandstands, clubhouses, amenities and changerooms, storage sheds, car parking areas, fencing and infrastructure / utilities. The site has several vehicular access points, servicing gates at the various sporting codes of Aussie Rules, Rugby League and Rugby Union and Cricket. The access to the Jock Colley Oval is from Alexandra Street, which is bitumen sealed with concrete kerb and gutter and street lighting. The site of the existing playing field, grandstand and other buildings is elevated above Alexandra Street with a moderate slope over the existing driveway and parking areas.

5.3.3. Assessment of Impacts

Proposed building works involve construction of a two (2) storey multi-purpose building with stadium seating under a common roof line. Other works include the construction of a new car park and new footpaths linking parking the main gate at Alexandra Street to parking areas and the proposed new grandstand. The grounds in and around the proposed new grandstand are proposed to be concreted or bitumen sealed to provide hard wearing level surfaces.

The site of the grandstand and amenities would be generally located at the site of existing grandstand facilities that are located on a levelled hardstand next to the Jock Colley Oval. The proposed new car park and footpaths would be located on land with moderate slope to the west. The parking areas and footpaths would be either bitumen sealed or concreted to provide hard wearing surfaces at acceptable grades.

Assessment of the proposal against a number of access standards has been undertaken, including:

- Disability (Access to Premises – Buildings) Standards 2010.
- Parts D3, E3.6 and F2.4, F2.9 and H2 of the Building Code of Australia 2019.
- Australian Standard AS1428.1 (2009) Design for Access and Mobility Part 1: General requirements for access – new building work.
- Australian Standard AS1428.2 (1992) Design for Access and Mobility Part 2: Enhanced and additional requirements – buildings and facilities.
- Australian Standard AS1428.4 (2009) Design for Access and Mobility Part 4.1: Means to assist the orientation of people with vision impairment – tactile ground surface indicators.
- Australian Standard AS1428.5 (2010) Design for Access and Mobility Part 5: Communications for people who are deaf or hearing impaired.
- Australian Standard AS1735.12 (1999) Lifts, escalators and moving walks Part 12: Facilities for persons with disabilities.
- Australian Standard AS2890.5 (1993) Parking Facilities Part 5: On-street parking.
- Australian Standard AS3745 (2009) Planning for Emergencies in Facilities.
- Australian Human Rights Commission Guideline on the Application of the Premises Standards, 2013.

To address the relevant legislation, standards and guidelines, the following is proposed:

- Accessible pedestrian entrance from Alexandra Street to the main entrance to the proposed new grandstand and amenities via a new concrete footpath.
- Ramp / level access from the on-site parking spaces to the main entrance to the proposed new grandstand and amenities.
- Continuous accessible path of travel throughout the internal spaces of the proposed new grandstand and amenities.
- Minimum clear opening doorway dimensions for wheelchair access, door handles, compliant door opening forces and disability friendly signage to identify room functionality throughout the proposed new grandstand and amenities.
- Sanitary facilities, including accessible facilities and ambulant cubicles and disability friendly signage.
- Information and directional signage for sight impaired and blind persons.

5.3.4. Mitigation and Management

The specific design detail of the proposed construction works is intended to be further developed at Construction Certificate stage. However, in general it is assessed the proposal can comply with the BCA and other relevant access standards.

5.4. Traffic and Parking

5.4.1. Introduction

The proposed new Jock Colley Field Grandstand and amenities is located off Alexandra Street and there are no major traffic or transport issues, other than the onsite provision of parking for cars and buses and the unloading of rigid truck deliveries that would service the clubhouse and canteen facilities. A Traffic Impact Assessment (TIA) has been prepared by Currajong along with a site layout plan that shows the final concept car park and bus parking arrangements for the proposed new grandstand and amenities.

5.4.2. Existing Conditions Assessment

The Jock Colley Oval forms part of the Pioneer Oval, which forms part of the much larger Spicer Oval Complex located on Lot 7040 DP 1023666, which comprises some 32 hectares of playing fields and facilities. Access to Jock Colley Oval is from Alexandra Street and comprises a central bitumen sealed driveway and central hardstand area servicing the Jock Colley Field Grandstand and other amenity buildings.

The existing parking situation includes informal parking near the Grandstand and other amenity buildings as well as parking around the entire perimeter of the Jock Colley Oval. Lighting of driveway and parking spaces is generally only available from sports field flood lights. No signposted speed limits or other road rules are displayed along internal roads and parking areas.

Public roads servicing the Jock Colley Oval are bitumen sealed with kerb and gutter and set out in a regular square grid pattern, with spacing of approximately 200 metres between roads. Most road reservations are 20 to 30 metres wide, which generally enables car parking on both sides of the street and a single travel lane in each direction. A shared path is available along the eastern side of Alexandra Street which connects to the Victoria Street active transport network and further afield. Traffic flows freely aided by the grid pattern which provides a choice of routes for drivers.

5.4.3. Assessment of Impacts

A TIA has been prepared for the proposed Jock Colley Field Grandstand and amenities, which includes a broad assessment of the potential traffic related impacts associated with the proposal, including a description of the following:

- Description of existing and future road network in and around the development site.
- Description of the existing loading areas, parking areas and pedestrian footpath networks linking to the development site.
- Description of the proposed car and bus parking areas, pedestrian footpaths that link to the development site.
- Description of the road traffic generated by the construction and operation of the development, including a description of the types of vehicles likely to be used.
- Assessment of the proposed parking, loading and unloading arrangements.
- Assessment of potential traffic impacts on the capacity, condition, safety and efficiency of the local and State road network.
- Description of the measures to be implemented to maintain and / or improve road traffic conditions, including upgraded loading arrangements and disabled parking facilities and linkages to street and off-street public parking areas.

The proposed new car park provides for a total of 82 bitumen sealed parking spaces, including six disabled spaces. A bus drop-off bay is also provided, with overflow bus parking provided to the west of the car park. Improvements are also proposed to the circulation of cars at the Jock Colley Field Grandstand area as well as the perimeter parking around the oval.

The TIA advises there is a surplus of onsite parking spaces in close proximity to the proposed Jock Colley Field Grandstand and amenities. There is also a surplus of street parking spaces in walking distance of the Jock Colley Oval. Based on the findings of the TIA assessment findings, the following general observations are noted:

- The existing / proposed traffic volumes are well below the threshold volumes for analysis under a Traffic Study.
- There are no capacity concerns regarding the operation of intersections under existing conditions.
- There are no parking capacity concerns, with the on-site carpark and surrounding street parking supplies being adequate to meet demands for the proposed alterations and additions to the recreational facility.
- No new vehicular accesses are proposed to Jock Colley Oval, and the same pattern for vehicle accesses will be maintained.
- Internal car parking, bus parking, loading and unloading and pedestrian access will constructed to relevant standards.
- Review of the road crash history of the road network serving the proposal does not identify any causation factors associated with the existing road network that may be exacerbated by any changes in traffic conditions. There are no specific crash cluster locations that raise inherent safety issues in or around the development site.
- Delivery requirements are expected to be minimal / infrequent for the operation of the Grandstand and amenities. The majority of deliveries will occur by van or small rigid truck. Loading activities will generally continue to be carried within the confines of the site, which is a low speed / low volume internal road environment.

- Road network performance, future intersection operation and sight distance will not be significantly impacted as a result of the development proposal.
- The current levels of service afforded under the Parkes Shire Council Roads and Traffic Asset Management Plan are adequate to meet the highest peak hour volume recorded on the roads serving the proposal.
- Drivers in and around the Pioneer Oval are forecasted to experience negligible restriction or road safety issues, and no delays at intersections.
- No parking availability issues are expected.

5.4.4. Mitigation and Management

Provision of parking, loading and pedestrian paths in accordance with submitted plans are the main requirements to address potential impacts associated with traffic and parking. Implementation of site speed limits are also proposed to be implemented.

5.5. Services and Infrastructure

5.5.1. Introduction

Pioneer Oval has existing connections to reticulated water supply and sewerage, electricity and telecommunications. The proposed grandstand and amenities have been designed to make use of existing utility service connections and to be as efficient as practical. Necessary infrastructure and services are assessed in this section.

5.5.2. Existing Conditions Assessment

The location of existing service and utility locations have been identified as part of the site planning and design process. The proposed development will require connections to reticulated water supply and sewerage, electricity and telecommunications. The servicing requirements for the proposed development are assessed to be within the capacity of the relevant networks. A breakdown of services and infrastructure to be provided is as follows:

- Water - The site is connected to Council's reticulated water supply system. The proposed development will require a new connection to service the grandstand and amenities. Adequate arrangements exist and will be made for the provision of a suitable water supply to the proposed development, including pressure and flow for emergency firefighting purposes.
- Electricity - The site is connected to the central electricity grid. Adequate arrangements exist and will be made for the provision of a suitable electrical supply to the proposed alterations and additions.
- Sewer - The subject land is already connected to reticulated sewer. Adequate arrangements exist and will be made for the connection of the grandstand and amenities to Council's reticulated sewerage network.
- Stormwater - A Stormwater Management Plan has been prepared by Calare Civil that utilises existing and proposed new stormwater management facilities including surface and underground pipes, pits and sumps located within public road reserves. The Stormwater Management Plan is in accordance with Part 3: Stormwater drainage of AS/NZS 3500.3, 2015 Plumbing and Drainage. Stormwater from the new grandstand and parking areas is proposed to be directed to onsite detention system, which eventually drains into stormwater management system near the intersection of Alexandra Street and Victoria Street. Adequate arrangements exist and will be made for stormwater drainage from the proposed development.
- Telecommunications - A check with the NBN confirms that a connection to the NBN broadband access network is available.

5.5.3. Assessment of Impacts

The proposed Jock Colley Field Grandstand and amenities requires only limited supplies of water for showers, toilets, dishwashers, drinking water and cleaning purposes, as well as for potential fire-fighting purposes. It is intended to provide reticulated water supply for these purposes from the reticulated water supply system already connected to the facility.

No major implications relating to sewerage, electricity supply or communications have been identified as part of the assessment of the proposal, on the basis that upgrades will be properly installed / fitted in accordance with relevant standards.

There is a need to upgrade stormwater management in and around the development site to ensure the structural integrity of buildings and minimise potential soil erosion and other nuisance issues caused in storm events. There is adequate land available on the site to manage stormwater so as not to impact on adjoining properties.

5.5.4. Mitigation and Management

The following mitigation measures are proposed:

- New connections to service and utilities to be completed in accordance with the requirements and specifications of the relevant service providers.
- No physical works to commence without a Construction Certificate from Parkes Shire Council and any other relevant permits / approvals and / or licenses from relevant servicing authorities as well as a Dial Before You Dig (DBYD) search.
- The site layout will be pegged out by survey prior to the commencement of works to ensure that building and other site features are properly located.
- The Stormwater Management Plan will be implemented as part of construction works.
- Erosion and sediment control measures will be implemented to manage surface water runoff and erosion and sediment transport from the site for the duration of the construction phase.

5.6. Heritage

5.6.1. Introduction

The existing Grandstand and canteen building at Jock Colley Oval that are proposed to be demolished are not heritage listed items under Parkes Local Environmental Plan 2012 or listed on the State Heritage Register. The buildings are not particularly old, rare or representative of important historical events relating to the growth and development at Parkes. The site has been highly disturbed and there is a very low chance of discovering Aboriginal cultural heritage sites. There is no requirement for a heritage impact assessment to be carried out as part of the DA process.

5.6.2. Existing Conditions Assessment

The site is a highly disturbed and modified built environment, with a mix of roads, buildings, driveways, parking areas, hardstands and landscape elements. There are no recorded Aboriginal heritage sites recorded in the area.

5.6.3. Assessment of Impacts

The National Parks and Wildlife Act 1974 provides the basis for the legal protection and management of Aboriginal sites within NSW. Sections 86, 90 and 91 of the NPW Act provide statutory protection for any physical / material evidence of Aboriginal occupation of NSW and places of cultural significance to the Aboriginal community. The National Parks and Wildlife Regulation 2009 advocates a due diligence process to determining likely impacts on Aboriginal objects. Carrying out due diligence provides a defence to the offence of harming Aboriginal objects and is an important step in satisfying Aboriginal heritage obligations in NSW. The Due Diligence Code of Practice for the protection of Aboriginal Objects in NSW (Due Diligence; DECCW 2010) and the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011) were considered to provide guidance on the scope and methodology of research and assessment of impacts.

A search of the Aboriginal Heritage Information Management System (AHIMS) has not revealed any known items of Aboriginal cultural heritage on or within close proximity of the development site. A search of the Parkes Local Environmental Plan 2012 also reveals no identified heritage items. A visual inspection of the site reveals a highly modified built environment, due to past construction of playing fields, buildings, driveways and parking areas. Section 80B of the National Parks and Wildlife Regulation define disturbed land as follows:

> *Land is disturbed if it has been the subject of a human activity that has changed the land's surface, being changes that remain clear and observable. Examples include ploughing, construction of rural infrastructure (such as dams and fences), construction of roads, trails and tracks (including fire trails and tracks and walking tracks), clearing vegetation, construction of buildings and the erection of other structures, construction or installation of utilities and other similar services (such as above or below ground electrical infrastructure, water or sewerage pipelines, stormwater drainage and other similar infrastructure) and construction of earthworks.*

Due to the highly disturbed nature of site, it is highly unlikely that any items of Aboriginal heritage will be discovered during the construction phase. The proposal is considered to be a "low impact activity" and is exempt from the Due Diligence process as per Section 80B (1) of the National Parks and Wildlife Regulation. Consequently, an Aboriginal Archaeological Due Diligence Assessment is not required.

Assessment of historic and built heritage items is primarily determined based on their heritage listing under an environmental planning instrument or assessed significance as part of the assessment of a proposal in accordance with the EP&A Act 1979. The site is not listed as a heritage Item under the Parkes Local Environmental Plan 2012 or the State Heritage Register. The buildings located on the site do not have any particular heritage significance.

A Heritage Impact Statement (HIS) is not required to be provided to support the proposal, as no significant negative effects on aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value impacts to heritage sites are assessed to likely occur.

5.6.4. Management and Mitigation Measures

The Unanticipated Finds Protocol will be implemented during the construction phase to safeguard artefacts in the event they are identified. It is not necessary to undertake any specific management and / or mitigation measures relating to heritage.

5.7. Water Quality

5.7.1. Introduction

The subject site is not flood prone or located in close proximity to watercourses. A reticulated water supply connection will provide all necessary water for showers, toilets, dishwashers, drinking water and cleaning purposes, as well as for potential fire-fighting purposes. The proposal involves demolition and construction of buildings as well as a car park on a sloping site. Surface water runoff from the site will be well-contained within the site via erosion and sediment control measures and no impacts on groundwater resources are envisaged. On this basis, a surface water and ground water impact assessment has been prepared for the proposal.

5.7.2. Assessment of existing condition

Surface water is diverted around playing fields and buildings, utilised well-established swales, drains and internal road drainage corridors. The site is connected to reticulated water supply. The site is not flood affected, as identified by Council or under the NSW Planning Portal. The likelihood of a flood inundating the site is low. The site is not located on land mapped as groundwater vulnerable identified by Council or under the NSW Planning Portal. Surface water runoff from the site will be well-contained within the site via erosion and sediment control measures and no impacts on groundwater resources are envisaged.

5.7.3. Assessment of potential impact

Over land flow of stormwater from upslope land will continue to be diverted around playing fields and buildings by diversion bunds or diversion drains. The proposal is unlikely to impact on surface water or ground water due to separation from groundwater and nearby waterways, the limited area of disturbance, small scale of the activity and implementation of management measures. The proposal does not include extraction of surface or ground water.

5.7.4. Management and mitigation

The proposed management measures to reduce impacts on water resources are as follows:

- Implementation of the Calare Civil Stormwater Management Plan.
- No groundwater will be taken.
- Stormwater runoff entering the site from external areas, and non-sediment laden (clean) stormwater runoff entering a work area or area of soil disturbance will be diverted around or through that area in a manner that minimises soil erosion and the contamination of that water for all discharges up to the specified design storm discharge.
- An Erosion and Sediment Control Plan would be implemented at the site in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1 (Landcom, 2004).

5.8. Air Quality

5.8.1. Introduction

The proposed new grandstand and amenities are well separated from nearby housing and other sensitive land-use. It is unlikely the development proposal will result in air quality impacts. On this basis, an air quality impact assessment has been prepared for the proposal.

5.8.2. Assessment of existing condition

The proposal involves demolition and construction of buildings within an existing recreational reserve. The nearest dwelling is located on the western side of Alexandra Street, and well setback from the site of proposed works.

5.8.3. Assessment of potential impact

The POEO Act sets the statutory framework for managing air quality in NSW, including establishing the licensing scheme for major industrial premises and a range of air pollution offences and penalties.

The POEO (Clean Air) Regulation 2022 sets standards of concentration for emissions to air from both scheduled and non-scheduled activities. For the proposal activities, the POEO (Clean Air) Regulation provides general standards of concentration for scheduled premises which are Solid particles (total) – Any activity or plan (except listed below) – 100mg m^3.

Further to the requirements above, Part 4 Clause 20 of the POEO (Clean Air) Regulation requires that motor vehicles do not emit excessive air impurities which may be visible for a period of more than 10-seconds when determined in accordance with the relevant standard.

There is potential for emissions to air from the following:

- Windblown dust from demolition works, loading of trucks, earthen stockpiles and unsealed hardstands and driveways.
- Emissions from vehicle and generator exhaust.

The specific pollutants of interest associated with those activities are:

- Total suspended particulate (TSP).
- Particulate matter with an aerodynamic diameter of 10 microns (PM10).
- Particulate matter with an aerodynamic diameter of 2.5 microns (PM2.5).

Emissions of particulate matter associated with the demolition, construction phase and operational phase activities are unlikely to have a significant impact on air quality due to the separation from nearby sensitive receptors, limited area of disturbance, small scale of the activity and implementation of management measures.

Emissions of noxious carbon monoxide (CO) and sulphur dioxide (SO2) related to diesel combustion are also unlikely to have a significant impact on air quality (in addition to particulates considered above) given the distances between the proposal and nearest sensitive receptors and the quantity of equipment operating on site.

5.8.4. Management and mitigation

Procedures would be developed for the demolition and construction phases of the development linking visible dust generation and mitigation measures. A range of actions would be available to reduce visible dust generation from the site. The proposed emissions controls to be employed at the site are as follows:

- Loading operations to be well setback from neighbouring properties.
- Vehicle access and any haulage operations to use sealed road network.
- Application of water on internal haulage roads and stockpiles or the use of dust suppression additives for dust control (if required).
- Covering loads with a tarpaulin.
- Limit load sizes to ensure material is not above the level of truck sidewalls.
- Minimising travel speeds and distances.

5.9. Noise and Vibration

5.9.1. Introduction

The proposed new grandstand and amenities are well separated from nearby housing and other sensitive land-use. It is unlikely the development proposal will result in noise impacts. On this basis, a noise impact assessment has been prepared for the proposal.

5.9.2. Assessment of existing condition

The proposal involves demolition and construction works. The nearest dwelling is located on the western side of Alexandra Street, and well setback from the site of proposed works.

5.9.3. Assessment of potential impact

The POEO Act sets the statutory framework for managing noise and vibration in NSW. The EPA released the Noise Policy for Industry (NPI) in October 2017 which provides a process for establishing noise criteria for consents and licenses enabling the EPA to regulate noise emissions from scheduled premises under the POEO Act. The objectives of the NPI are to:

- Provide noise criteria that is used to assess the change in both short term and long-term noise levels;
- Provide a clear and consistent framework for assessing environmental noise impacts from industrial premises and industrial development proposals;
- Promote the use of best-practice noise mitigation measures that are feasible and reasonable where potential impacts have been identified; and
- Support a process to guide the determination of achievable noise limits for planning approvals and/or licences, considering the matters that must be considered under the relevant legislation (such as the economic and social benefits and impacts of industrial development).

The policy sets out a process for noise management involving the following key steps:

a. Determine the Project Noise Trigger Levels (PNTLs) (i.e. criteria) for a development. These are the levels (criteria), above which noise management measures are required to be considered. They are derived by considering two factors: shorter-term intrusiveness due to changes in the noise environment; and maintaining the noise amenity of an area.

b. Predict or measure the noise levels produced by the development with regard to the presence of annoying noise characteristics and meteorological effects such as temperature inversions and wind.

c. Compare the predicted or measured noise level with the PNTL, assessing impacts and the need for noise mitigation and management measures.

d. Consider residual noise impacts - that is, where noise levels exceed the PNTLs after the application of feasible and reasonable noise mitigation measures. This may involve balancing economic, social and environmental costs and benefits from the proposed development against the noise impacts, including consultation with the affected community where impacts are expected to be significant.

e. Set statutory compliance levels that reflect the best achievable and agreed noise limits for the development.

f. Monitor and report environmental noise levels from the development.

The NPI sets out the procedure to determine the intrusiveness noise levels and project amenity noise level in accordance with Section 2.3 and Section 2.4 of the policy. The potential for sleep disturbance from maximum noise level events from a project during the night-time period also needs to be considered.

The proposal involves demolition and construction work during daylight hours only. No night works are proposed.

Noise emissions associated with the proposed development is unlikely to have a significant noise impact due to the separation from nearby sensitive receptors and roads, small scale nature of demolition and construction phase operations and the infrequency of events from an established public recreational ground.

5.9.4. Management and mitigation

The proposed noise management measures are to be employed at the site are as follows:

- Demolition and construction operations during daylight hours.
- Enclose fixed engines, pumps and compressors where practicable.
- Maintain equipment in accordance with the original equipment manufacturer's specifications.
- Shut down equipment when not in use.
- Reduce vehicle speed on internal access roads.
- Avoid unnecessary operation of plant or revving of mobile or stationary motors and engines.

5.10. Public Safety Hazards

5.10.1. Introduction

An assessment of the potential impacts of the proposal on:

- hazards;
- worker safety;
- public safety (pedestrian and motorists);
- contamination; and
- waste

in order to minimise safety risks and impacts on the public domain.

5.10.2. Assessment of existing condition

The site is confined within existing fencing that prevents unauthorised access to the existing Pioneer Oval.

5.10.3. Assessment of potential impact

The land is not identified as a bushfire prone allotment. The subject land has been largely cleared and has been highly managed. Surrounding land is used for residential and open space purposes.

The site is not flood prone.

In relation to public safety risks associated with unauthorised access to the site, the site is fenced, gates would be locked when not in use and appropriate signage alerting the public to the site office would be placed at the entrance to the access to the proposal. As a result, public safety risks associated with unauthorised access to the site are considered to be low.

Waste generated by the proposal is likely to be moderate and can be managed appropriately and assuming adherence to industry standard waste management measures. Based on the adoption of these mitigation measures the site can minimise waste management impacts to an acceptable level.

In relation to risks associated with hydrocarbons, based on the proposed management and mitigation measures, the risk of hydrocarbon contamination of land is considered to be negligible.

5.10.4. Management and mitigation

The proposal will implement the following risk management measures to minimise the potential for worker and public safety, waste and hazard related impacts:

- Unauthorised Access - The proposal would ensure that the site remains fenced, and the entrance is locked when the site is not occupied. Appropriate signage alerting the public to the site office would be placed at the entrance to the access to the proposal.
- Waste - The proposal would ensure that appropriate waste receptacles / bins are provided that are maintained so they are free of vermin (mice, rats, cockroaches, flies). Littering will not permitted. No waste is to be burnt on site. Hydrocarbons and hazardous materials to be handled in accordance with the relevant Australian Standard, including AS1940 – The Storage and Handling of Flammable and Combustible Liquids. All waste streams are to be removed off site by a licensed waste contractor to a lawful point of disposal.

5.11. Social and Economic Impacts

5.11.1. Introduction

An assessment of potential social and economic impacts of the proposed development has been undertaken.

5.11.2. Assessment of existing condition

The site and surrounding land are zoned RE1 Public Recreation. The proposed development is to be located at the existing Jock Colley Oval.

5.11.3. Assessment of potential impact

An assessment of potential impacts of the proposed development has been undertaken with regards to scoping methodology outlined in the Social Impact Assessment Guideline 2017 (SIA Guideline), published by the Department of Planning and Environment.

Considering the proposal in the context of the Spicer Oval Complex as well as the previously addressed issues related to water and air quality, noise, traffic, heritage, safety and visual amenity, the proposal would be unlikely to have an unacceptable impact on residents or the environment within or surrounding the site. As a result, adverse socio-economic impacts are assessed to be largely positive.

5.11.4. Management and mitigation

Management and mitigation measures for each of the elements comprising a potential social impact (e.g. noise, traffic and parking, visual amenity, water quality and air quality) have been addressed in their relevant sections of the SEE. The SEE has also considered land-use compatibility and recommended that the site is considered suitable for the proposal with respect to land-use zoning and the intended purpose of the land and surrounding land.

6. EVALUATION AND JUSTIFICATION FOR THE PROPOSAL

6.1. Introduction

This section presents the evaluation and justification of the proposal in light of the objects of the EP&A Act. It also assesses the proposal against the principles of Ecologically Sustainable Development (ESD) and other key policy guidelines in order to provide further guidance as to the acceptability of the proposal, as presented in the SEE. An assessment of the consequences of not proceeding with the proposal and site suitability is also undertaken in this section.

6.2. Objectives of the EP&A Act 1979

Development Consent is being sought under Section 4.16 of the EP&A Act and must therefore satisfy the objectives of the EP&A Act. The objectives of the Act are listed below:

a. to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

b. to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

c. to promote the orderly and economic use and development of land,

d. to promote the delivery and maintenance of affordable housing,

e. to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,

f. to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),

g. to promote good design and amenity of the built environment,

h. to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

i. to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,

j. to provide increased opportunity for community participation in environmental planning and assessment.

The proposal is considered to be consistent with the above objectives. An objective of the EP&A Act is for the encouragement of ecologically sustainable development (ESD), which is assessed in the next section.

6.3. Ecological Sustainable Development

ESD is a long-standing and internationally recognised concept. The concept has been affirmed by the 2002 World Summit for Sustainable Development and has been included in multiple pieces of Federal and State legislation. Australia's National Strategy for Ecologically Sustainable Development (1992) defines ecologically sustainable development as:

> *Development that improves the total quality of life, both now and in the future, in a way that maintains the ecological processes on which life depends.*

The proposal has endeavoured to address long established ESD principles, as follows:

- The precautionary principle - No serious environmental threats have been identified. No delays to the final design investigations or assessment process are recommended to allow for additional information / studies / surveys to take place under different climatic or seasonal conditions.
- Inter-generational (social) equity - Social equity provides a notion of preservation of environmental aspects that cannot be replaced for the enjoyment of future generations. Generally, such aspects relate to biodiversity, cultural heritage, land-use and the transformation of the locality as a result of the development. The proposal has considered such aspects and the SEE assessment concludes that environmental impacts will be minimal.
- Conservation of biological and ecological integrity - Given the highly disturbed / modified nature of the site, no significant flora or fauna issues have been identified.

- Improved valuation, pricing and incentive mechanisms - The small volumes of waste generated from the proposal will be appropriately managed to minimise impacts on common public areas, the appropriate pricing mechanism are used to reflect the user pays approach to environmental management.

6.4. Safety, Security and Crime Prevention

The design of the development is acceptable having regard to the location of the land and the characteristics of the existing natural and built features of the surrounding environment. The development, as designed, is generally consistent with the principles of Crime Prevention Through Environmental Design.

6.5. Cumulative Impacts

The potential environmental impacts of the proposal have been detailed in the relevant sections of the SEE. Overall, the proposal makes a neutral / positive contribution to the environment. The proposal is considered compatible with the site and its surrounds and does not contribute to having a significant cumulative impact.

6.6. Suitability of the Site for the Development

The suitability of the site for the proposed development has been examined in detail. The site layout and building design is appropriate having regard to identified constraints posed by the built and natural environments.

6.7. Public Interest

Due to the nature and scale of the proposed development, no significant public interest matters have been identified.

7. CONCLUSION

This Statement of Environmental Effects has been prepared by Currajong Pty Ltd on behalf of Parkes Shire Council, the proponent of the new Jock Colley Field Grandstand and Amenities Project on Lot 7040 DP 1023666, Pioneer Oval, 1 Victoria Street, Parkes.

The proposed development involves the demolition of the existing Jock Colley Field Grandstand and the erection of a new grandstand, amenities, car park, drainage and other siteworks to achieve a top-class sports facility at Pioneer Oval. The site has been used for public recreational purposes for many years, and the proposed new works will deliver much needed improvements to the facilities and services offered at Jock Colley Oval.

The Architectural Plans prepared by EJE Architecture and Engineering Drawings prepared by Calare Civil show the scope of the proposed works. The design provides for a two (2) storey grandstand building with 700 seats and associated external works including 82 car parking spaces and disability access throughout the car park, grandstand and amenities. The facility has been designed generally in accordance with the NRL Facilities Guidelines for a 'State' level facility that could accommodate competitions below the NRL Premiership (i.e. NSW Cup, QLD Cup or representative fixtures). State facilities may also service the highest level of competition in the broader region and be a nominated venue for finals and / or marque games.

The proposed works have been designed to enable all internal vehicle manoeuvring to be undertaken in a one-way circular direction from Alexandra Street. Environmental controls and safeguards will be incorporated into the proposal, including dust suppression and noise controls, sediment and soil erosion controls, landscaping and stormwater management over the site.

The assessment of the proposed development has been documented in this Statement of Environmental Effects to visualise all aspects of the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021. The assessment concludes the proposed new Jock Colley Field Grandstand and amenities are permissible in the RE1 Public Recreation zone and consistent with all relevant design standards.

It is recommended that sufficient information has been submitted with the Development Application to make an informed decision on the proposal. It is the findings of this Statement of Environmental Effects that the proposed development should be supported.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DOCUMENT TITLE

Traffic Impact Assessment

CLIENT

Parkes Shire Council

PROJECT

Jock Colley Field Grandstand and Amenities
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DOCUMENT CONTROL

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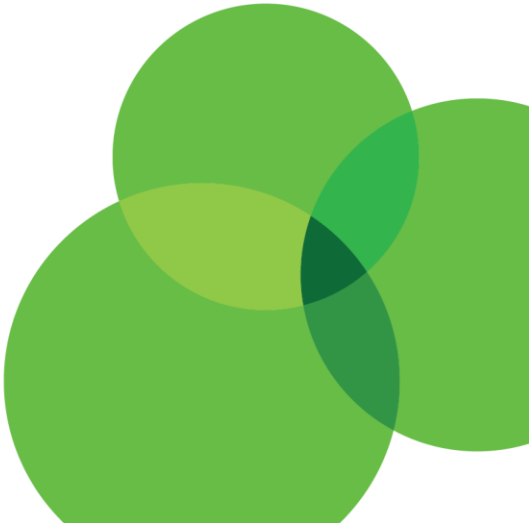

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1. Introduction

1.1. Overview

Currajong Pty Ltd (Currajong) have been engaged by Parkes Shire Council to prepare a Traffic Impact Assessment to support a Development Application (DA) for the proposed erection of a Grandstand on Lot 7040 DP 1023666, 1 Victoria Street, Parkes. The assessment has been carried out on the basis of relevant standards and guidelines including State Environmental Planning Policy (Transport and Infrastructure) 2021, TfNSW Guide to Traffic Generating Developments, Parkes Shire Development Control Plan 2021 and other relevant standards and policies.

1.2. Application particulars

Applicant	Parkes Shire Council
Proposed Site	Lot 7040 DP 1023666
Landowner	Crown Land
Proposal	Demolition of existing grandstand and canteen building and erection of a Grandstand and associated car parking area
Zoning	RE1 Public Recreation
Road Access	Alexandra Street
Consent Authority	Parkes Shire Council

1.3. Purpose of this report

This report presents the following considerations in relation to the Traffic Impact Assessment of the Proposal:

Section 1	Introduces the project
Section 2	Provides a description of the development site
Section 3	Provides an overview of the development proposal
Section 4	Details the existing road network, traffic infrastructure and services within the locality of the development site
Section 5	Demonstrates how the information in the report addresses all relevant criteria, including the traffic matters for consideration under Division 17 of the Transport and Infrastructure SEPP 2021
Section 6	Assesses the traffic activity associated with the development proposal, and its impacts on the surrounding road network
Section 7	Assesses the proposed access and car parking against relevant planning control requirements
Section 8	Provides the conclusion for the assessment of traffic matters

2. DEVELOPMENT SITE DESCRIPTION

2.1. Site Description

The subject land is formally described as Lot 7040 DP 1023666, 1 Victoria Street, Parkes.

The total area of the site is approximately 32.2 hectares. The allotment is zoned RE1 Public Recreation and contains three sporting ovals with associated car parking areas, grandstands, clubhouses, amenities / changerooms, storage sheds, fencing and infrastructure associated with formal sporting activities. The Spicer Caravan Park is located in the south-west corner of the allotment, providing short term and permanent caravan and camping sites. The site adjoins rural zoned land to the north, residential land-use to the east and west and recreational land-use to the south. The Holy Family Catholic Primary School is located south-west on the corner of Albert and Victoria Streets. Adjoining allotments are used for a variety of uses, including small hobby farming, detached residential dwellings, recreation facilities and community infrastructure.

Lot 7040 DP 1023666 currently has four direct vehicular access points. Access to Northparkes Oval and Pioneer Oval are directly from Alexandra Street. Spicer Oval is accessible via an extension of Victoria Street and the Spicer Oval Caravan Park is accessible from Albert Street. Alexandra Street, Victoria Street and Albert Street are all sealed roads with standard barrier profile kerb and gutter.

A map showing the location of the site in relation to surrounding land and roads is shown in Figure 1 below, with the site highlighted in yellow with a red outline.

Figure 1 – Site Locality Map

Source: Six Maps

3. DESCRIPTION OF THE PROPOSAL

3.1. Objectives of the Proposal

The primary objective for the proposal is to provide new recreational facilities at Pioneer Oval to service the needs of various sporting clubs and user-groups that regularly use the sportsground. The proposed new Jock Colley Grandstand and Amenities has been designed to provide a moderate scale / quality recreation facility that overlooks the historic sportsground facilities at Jock Colley Oval.

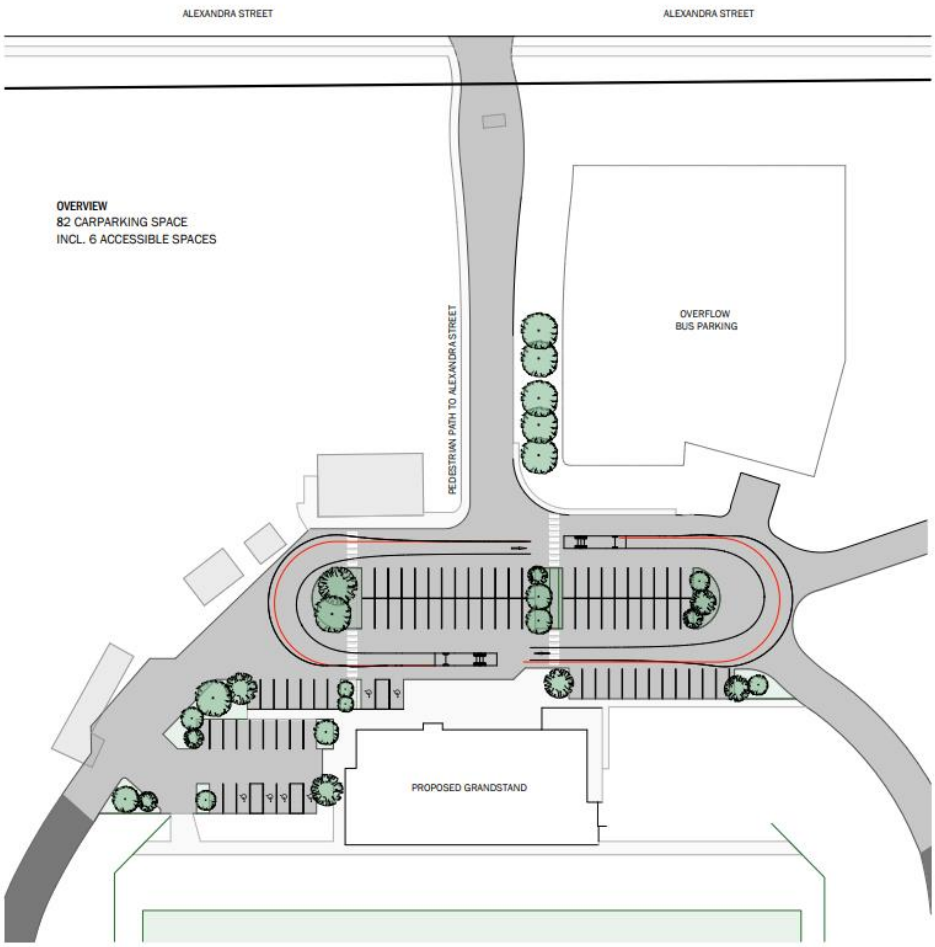
3.2. The Proposal

The scope of the proposed works are summarised below:

- Demolition of the old grandstand and canteen building.
- Earthworks to provide a suitable building envelope for the grandstand and amenities building and parking areas.
- Construction of the new two (2) storey grandstand building, providing multi-purpose clubhouse and amenities including new change rooms, toilets and referee spaces, new food and beverage service areas, media box and camera platforms, clubhouse and community spaces.
- Covered seating on the eastern side of the grandstand for 700 seats.
- New driveway and parking areas for cars and buses.
- Enhanced landscaping and stormwater drainage works.
- Enhanced access and inclusivity.

The majority of proposed works is located on the western side of the Jock Colley Oval and will not involve any major alterations or additions to the actual sports field, lighting or the like. The EJE Architectural Plans show the extent of proposed building works. The Currajong Site Layout Plan shows the extent of proposed site works, including driveway, parking and drainage improvements, a copy of which is shown in Figure 2.

Figure 2 – Proposed Site Layout Plan



4. Existing Transport Facilities

4.1. Road Hierarchy

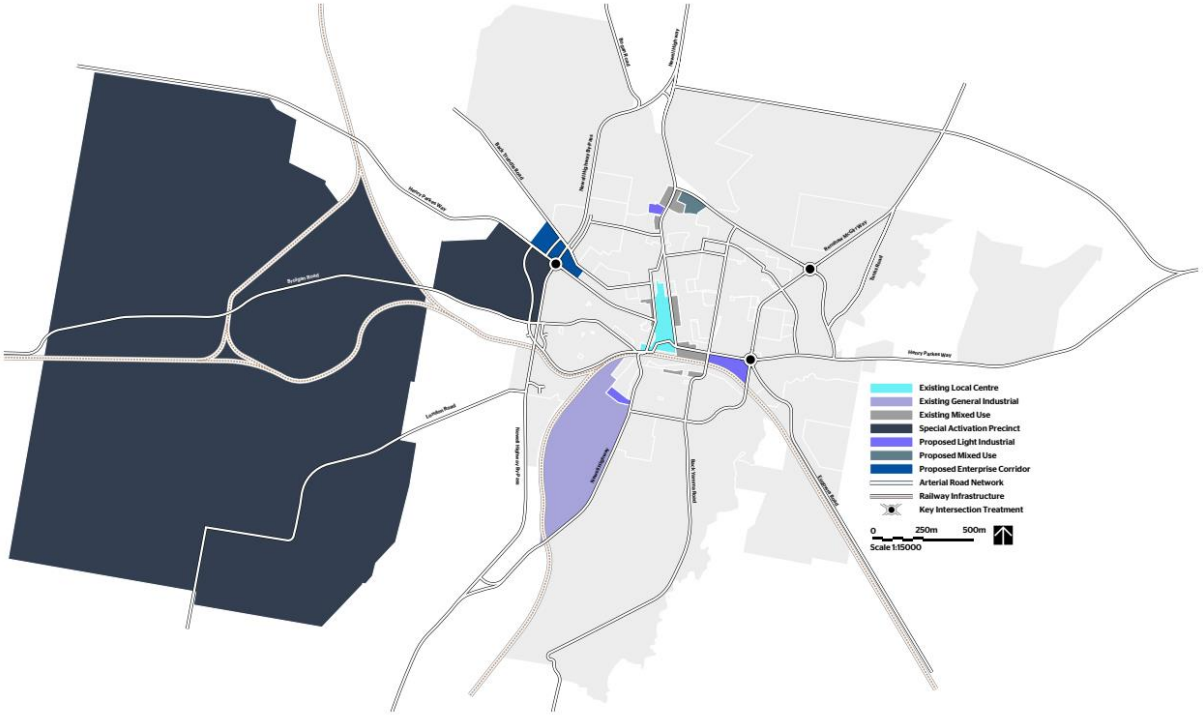
The site is located within the Parkes urban area, six hundred and fifty (650) metres north-east of the Parkes Central Business District. The road network in and around Parkes is made up of State, regional and local roads. The NSW administrative road hierarchy comprises the following road classifications, which align with the generic road hierarchy as follows:

- State roads, freeways and primary arterials (TfNSW managed).
- Regional roads, secondary or sub arterials (Council managed, Part funded by the State).
- Local roads, collector and local access roads (Council managed).

Alexandra Street connects to Victoria Street, which are local roads owned and managed by Parkes Shire Council. Victoria Street is a collector road running from east to west.

A map showing the road network is provided in Figure 3 below:

Figure 3 – Parkes Road Network Plan



Source: Parkes LSPS

4.2. Alexandra Street Road Network

The existing access from Alexandra Street is proposed to provide access directly to the proposed grandstand and onsite car park. A description of Alexandra Street is summarised in Table 1 below:

Table 1 – Road Network (Alexandra Street)

Road Characteristics	Design Requirement	Observations
Road classification	Local Road	Alexandra Street is a local road managed by Parkes Shire Council, providing the primary access to the Pioneer Oval and Northparkes Oval.
Alignment	North-South	Alexandra Street has a north / south alignment.
Number of lanes	One (1) each way	Alexandra Street has two lanes, one lane heading in a northerly direction and one south bound lane.
Carriageway type	Divided	Alexandra Street does not have any painted line marking.
Carriageway width	14 metres	Measured from edge of seal to edge of seal the road is 14 metres wide.
Speed limit	50km/hr	Alexandra Street has a sign posted speed limit of 50km/h. Traffic along Alexandra Street was observed to travel within the speed limit at time of inspection. No issues relating to vehicle speed were noted while undertaking inspection of the site.
Kerb	Yes	Barrier profile kerb band gutter is formed along both sides of Alexandra Street, terminating to the north of the existing access to Pioneer Oval.
School zone	No	The development is not adjacent or within a school zone. The Holy Family Catholic Primary School zone is located approximately 325 metres to the south-west of the existing access to Pioneer Oval in Alexandra Street.
Parking controls	Unrestricted	There are no signposts limiting parking in Alexandra Street. Untimed parallel parking along Alexandra Street is permitted under the Australian Road Rules.
Footpaths	Yes	There is a shared path located within the road reserve along the eastern side of Alexandra Street, adjacent to the subject allotment. The existing access to Pioneer Oval crosses the shared path.
Intersections	Yes	The existing access to Pioneer Oval is located 75 metres south of the intersection of Mitchell Street and Alexandra Street and 155 metres north of the intersection of Victoria Street and Alexandra Street.
Forms site frontage	Yes	The Pioneer Oval frontage to Alexandra Street is approximately 60m wide. Each sporting oval has individual access from the existing public road network.

4.3. Alexandra Street / Victoria Street Traffic Data

Parkes Shire Council have undertaken traffic counts along Alexandra Street and Victoria Street to obtain Annual Average Daily Traffic (AADT) data for the local area. Traffic count records are as follows:

- Alexandra Street, 65 metres north of the Alexandra Street and Victoria Street intersection from 24 January 2023 to 1 February 2023. Data was not collected on installation or collection days.

- Victoria Street, 60 metres east of the Victoria Street and High Street intersection from 12 October 2023 to 27 October 2023. Data was not collected on installation or collection days.

A summary of the latest AADT data taken from the above traffic counts is presented in Table 2 and 3 below:

Table 2 – Alexandra Street, Parkes AADT Data 2021

Alexandra Street Variable	Alexandra Street Data	Observations
Total Vehicles Counted	1,728 vehicles	The AADT from 2021 showed a low traffic volume for Alexandra Street. Traffic is generally observed to comprise light vehicles commuting to and from residential properties to the central business district, or from residential areas of Parkes to the sporting ovals.
Annual Average Daily Traffic (AADT)	247 vehicles / day	AADT counts are similar for other public local roads, excepting larger collectors such as a Victoria Street, Clarinda Street or East Street.
Average Traffic Speed	40 – 50km / hr	The traffic assessment is adjacent to the subject development site. The median speed of traffic is 42.66km/hr with an 85th percentile of 50.04km/hr. Traffic speed can vary greatly, depending on whether traffic has entered from nearby streets (Albert Street and High Street), or travelling from further afield. Southbound traffic is typically decelerating for the intersection with northbound traffic accelerating.
% Heavy Vehicles	10%	Comprises a range of two axle trucks and buses. It is considered buses would be the predominant vehicle associated with morning and afternoon school runs, as well as utilisation of the sporting ovals.

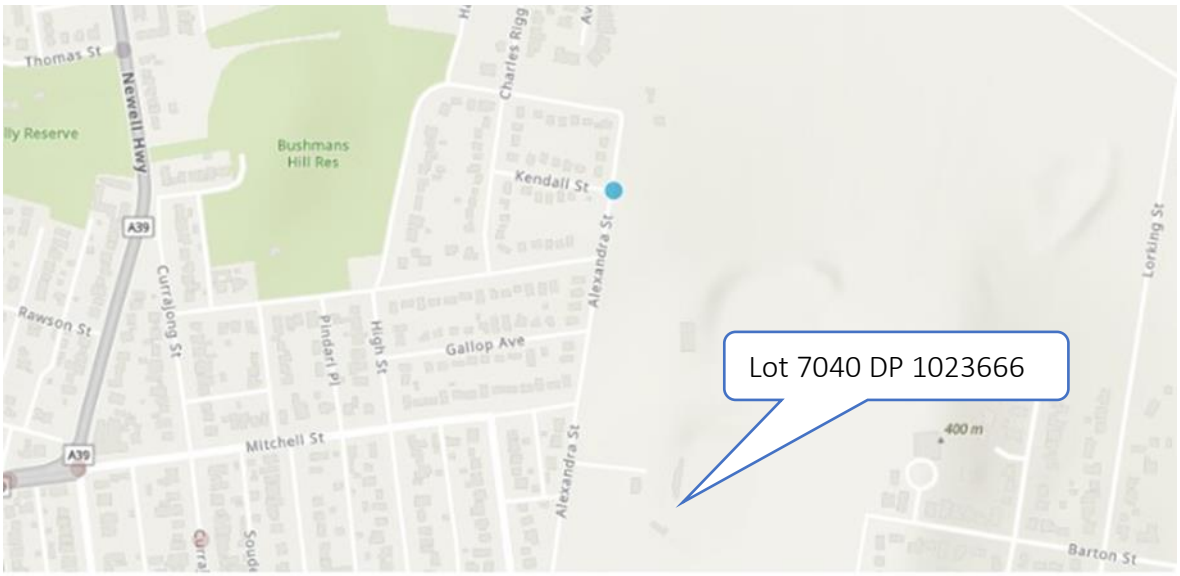
Table 3 – Victoria Street, Parkes AADT Data 2021

Alexandra Street Variable	Alexandra Street Data	Observations
Total Vehicles Counted	8,640 vehicles	The AADT from 2021 showed a low to moderate traffic volume for Victoria Street. Traffic is generally observed to comprise light vehicles commuting to and from residential areas to the central business district or nearby schools.
Annual Average Daily Traffic (AADT)	617 vehicles / day	AADT counts are similar for other key collector roads, including east street, Mitchell Street and Middleton Street.
Average Traffic Speed	45 – 55km / hr	The traffic assessment is adjacent to the subject development site. The median speed of traffic is 43.2km/hr with an 85th percentile of 50.40km/hr. Traffic speed can vary greatly, depending on whether traffic has entered from nearby streets (Albert Street and High Street), or travelling from further afield. Southbound traffic is typically decelerating for the intersection with northbound traffic accelerating.
% Heavy Vehicles	11%	Comprises a range of two axle trucks and buses. It is considered buses would be the predominant vehicle associated with morning and afternoon school runs, as well as utilisation of the sporting ovals.

4.4. Alexandra Street Accident History

The accident history of Parkes was researched to determine whether there were any issues in and around Alexandra Street to be considered, such as crashes involving fatalities or serious injury or crash clusters in the locality. A map showing the crash history in the locality is shown in Figure 4. Fatal crashes are recorded as an orange circle on the map, with serious crashes shown as a green circle on the map, moderate crashes shown as a blue circle on the map and minor crashes as a purple circle on the map.

Figure 4 – Parkes Crash History 2017 to 2022



Source: TFNSW – Centre for Road Safety: Crashes Map - Parkes

The TfNSW Centre for Road Safety provide the following information for the recorded crashes shown on the above map (from east to west):

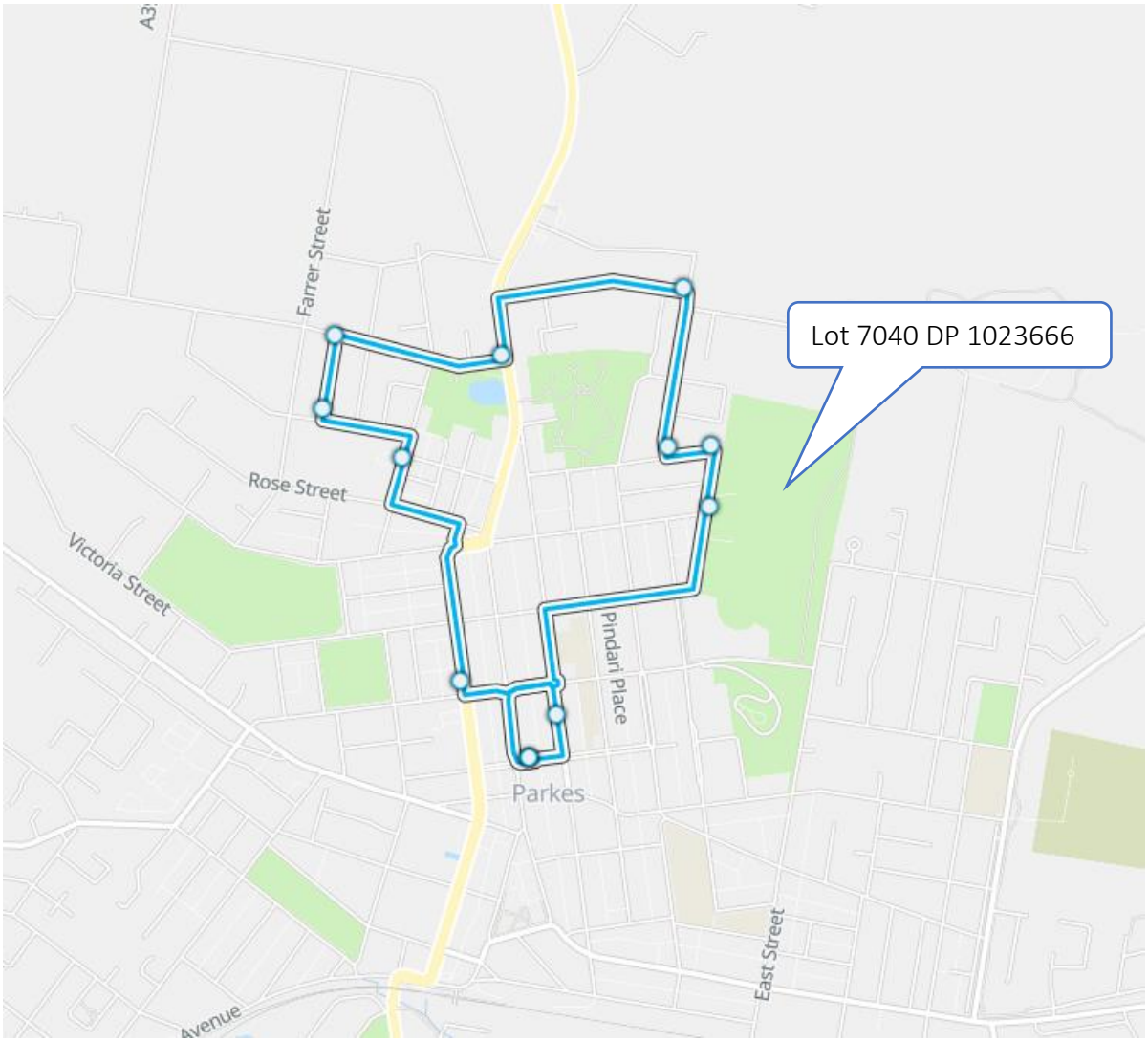
- Blue ID Marker, north of the development site: Moderate injury that occurred in 2022 during daylight. RUM description, reversing into object.

During the period from 2017 to 2023 it is estimated a total of 539,136 vehicle movements have been undertaken nearby the development site, with only one incident recorded based on the AADT traffic data. It is noted that the single incident which occurred was a single vehicle incident that was not due to any existing road or environmental conditions.

4.5. Bus Services

The locality has been assessed in the context of available forms of public transport that may be utilised by prospective visitors to the site. Bus Service 553 Parkes Town Centre to North Parkes via Thomas Street (Loop Service) runs along Alexandra Street, with a stop nearby the vehicular access location to Pioneer Oval, as shown on Figure 5 below. The service is currently scheduled to run four times a day, occurring at 10am, 11.18am, 2.02pm and 4.43pm.

Figure 5 – Public Bus Services.



Source: moovit

4.6. Train Services

There are no railway level crossings within close proximity of the site. NSW Regional Trains operate in the area, with Parkes operating as an interchange between several lines. The New South Wales Train Link Timetable for the Western Region is shown in Figure 6.

Figure 6 – NSW Regional Trains and Coaches Map

Source: nswtrainlink.info

4.7. Active Transport

There is a shared path that is located immediately adjacent to the subject land. The existing active transport network is comprised of a range of different sized pathways, generally linking attractors to the Parkes Central Business District (CBD). There are no dedicated cycleways with cyclists required to utilise the path network or the road edge. The surrounding road network is classified as moderately difficult for walking and cycling given the topography of the locality and mixture of available infrastructure.

5. Statutory Context – Transport and Infrastructure SEPP 2021

Subdivision 2 of Division 17 of State Environmental Planning Policy (Transport and Infrastructure) 2021 sets the parameters for developments in or adjacent to road corridors and road reservations, including:

- Developments with frontage to classified roads.
- Impacts of road noise on new developments.
- Proposals that constitute traffic generating development the process for notification to TfNSW.
- The relevant matters the consent authority must take into consideration.

The following is an assessment of the relevant Clauses under Subdivision 2, Division 17 of State Environmental Planning Policy (Transport and Infrastructure) 2021.

5.1. Development with Frontage to Classified Roads

The subject land has frontage to Alexandra Street. Section 2.119 of the Transport and Infrastructure SEPP 2021 states:

2.119 Development with frontage to a classified road

(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that—

(a) where practicable and safe, vehicular access to the land is provided by a road other than the classified road, and

(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of—

(i) the design of the vehicular access to the land, or

(ii) the emission of smoke or dust from the development, or

(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and

(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.

No new accesses are proposed from the subject land to a classified road. The proposed grandstand and parking areas will be accessed via Alexandra Street, which is a local road.

Sections 6 and 7 of this TIA demonstrates the proposed access locations and traffic generated from the development will not impact on the safety, efficiency or ongoing operation of any classified roads, including any dust, smoke generation or additional traffic issues.

5.2. Road Noise or Vibration Impacts

Section 2.120 of the Transport and Infrastructure SEPP 2021 requires consideration of noise and vibration impacts from the road on the operation of residential accommodation, places of public worship, hospitals and educational establishments or centre-based childcare facilities. The proposed development is for a grandstand associated with an existing recreation facility (major) with the land to be continued to be used for recreational and sporting activities. Traffic generation and associated traffic noise and vibration is not forecasted to substantially increase as a result of the proposed new grandstand and parking facilities. The new works are proposed to improve existing traffic conditions. Noise issues have been assessed in detail in the Statement of Environmental Effects prepared in support of the proposal. These investigations conclude no significant noise impacts. No further assessment of Section 2.120 is required.

5.3. Excavation Adjacent to Road Corridors

Section 2.121 of the Transport and Infrastructure SEPP 2021 requires notice of a development application be provided to TfNSW if penetration of the ground to a depth of at least 3m below ground level (existing) is proposed adjacent to the listed classified roads. There are no roadways listed under Section 2.121 adjacent to the and therefore referral to TfNSW is not required. No further assessment of Section 2.121 is required.

5.4. Traffic Generating Development

Section 2.122 of the Transport and Infrastructure SEPP 2021 requires notice of a development application be provided to TfNSW if the proposed development is listed in Column 1 of Schedule 3 and is of a size of capacity that is detailed in Column 2 or 3 of the table.

The proposed development is for the demolition of the existing grandstand and erection of a new larger grandstand ancillary to a sporting oval. Schedule 3 does not include a referral trigger for recreational developments. Development for any purpose not specifically listed is limited to 200 or more vehicles per hour. It is also recognised that the Transport and Infrastructure SEPP 2021 distinguishes that if the development involves an enlargement or extension of an existing premises, the relevant size or capacity specified in the table is the additional (rather than the total) size or capacity of the premises as a result of the enlargement or extension.

Sections 5.1 to 5.3 and Sections 6.2 to 6.4 of this TIA demonstrate that the proposal will not trigger a referral to TfNSW. No further assessment of Section 2.122 is required.

6. Traffic Impact Assessment

6.1. Introduction

The primary objective of the Jock Colley Grandstand Project is to provide improved recreational facilities at Pioneer Oval to service the needs of various sporting clubs and user-groups that regularly use the sportsground. The intent of the design is to create a facility capable of attracting regional sporting events / NRL preseason games / big events across the 3 ovals for junior / schools sporting events.

The potential traffic generation associated with the proposed development has been estimated with reference to the following:

- TfNSW Guide to Traffic Generating Developments 2002.
- TfNSW Technical Direction 2013.
- Existing traffic count data from Parkes Shire Council.
- Gatehouse figures from Parkes Spacemen Rugby League Club.

6.2. Existing Development and Associated Traffic Generation

This TIA focuses on the traffic generation associated with the existing site use as well as the likely concentration of traffic and parking around the improved grandstand and parking facilities on the site.

The Jock Colley Oval forms part of the large Spicer Oval Sporting Complex, comprising three ovals with individual grandstands, clubhouses, amenities, parking areas and associated infrastructure and landscaping. Each sporting oval has direct vehicular access from the public road network, with generally no interconnecting roads between the ovals that are open to the public during games / matches.

Jock Colley Oval is predominantly used for Rugby League matches throughout winter and for Rugby League representative trainings and Touch Football during summer months. The Parkes Spacemen play in the Group 11 Rugby League competition which adopts the existing National Rugby League laws of the game. Group 11 encompasses the western region, including the towns of Dubbo, Wellington, Forbes, and Narromine, with matches also played against Orange, Bathurst, Mudgee and Cowra. The Parkes Spacemen Rugby League Club comprises men's and women's junior and senior teams, with senior's teams comprising 17 players, including reserves, per side.

Junior's matches are held on Saturdays with senior's played on Sundays. Only two teams play at any one time with matches lasting between 30 minutes (juniors) up to 80 minutes (seniors). Typically, teams will arrive anywhere 10 to 30 minutes early and therefore there is expected to be overlap between attendees. It is not uncommon for teams and supporters / spectators, particularly in seniors' competitions to travel via a team bus as which will reduce the parking demand of any such event.

For regional matches, the spectator numbers are significantly higher. In such events, the formal and informal car parking areas around the perimeter of the Jock Colley Oval are utilised. For major events such as a NRL pre-season matches, international touring matches, circus events or camping associated with the Elvis Festival, other parking areas within the Spicer Oval Complex as well as street parking may be used.

6.3. Traffic and Parking Assessment Principles

The TfNSW Guide to Traffic Generating Developments 2002 and Parkes Shire Development Control Plan 2021 do not specify any parking requirements for grandstand and / or clubhouse facilities ancillary to sporting complexes. Existing car parking rates have been based on information provided by patrons of the site and historic imagery.

In line with the TfNSW Guide to Traffic Generating Developments 2002, the traffic assessment is based on available traffic and parking data and observation of existing conditions as well as the findings of engagement with relevant stakeholders.

6.2.1. Traffic / Parking Data and Observations

Patronage data from gate sales entering Pioneer Oval during regular season weekend matches and derby weekend matches was considered to inform parking requirements. The overlap of people leaving at the end of one match and entering prior to the start of the next match was considered when calculating parking demands. It was assumed that participants stay for a maximum of three (3) hours.

The average number of vehicles that were ticketed through the site for senior and junior competitions throughout the 2023 season is shown in Table 4 below:

Table 4 – Parkes Spacemen Average Vehicle Attendance Data 2023

Competition	Regular Season Match	Derby Weekend Match (v. Forbes)	Semi / Finals
Seniors (u18's, League Tag, Reserve Grade / First Grade)	250 cars (375 people)	500 cars (750 people)	450 – 500 cars
Juniors (u8's, u10's, u12's, u14's, u16's	225 cars (337 people)	350 cars (525 people)	350 cars
Representative Match (Western Rams)	350 cars (525 people)	-	-

Source: Parkes Spacemen Rugby League Club

Average vehicle counts for Junior matches are less in comparison to senior competitions. This is assumed to be due to competition rules limiting the number of players on a field, a higher proportion of passengers per vehicle as younger players are dependent on adults to drive them to matches as well as younger players and spectators walking to the sportsground. Juniors are more likely to spend a shorter duration at the facility as match duration is shorter.

For the seniors' matches, there is a greater proportion of cars and buses accessing the Pioneer Oval.

Aerial photography and general observations of weekend matches shows approximately 33% of parking demand is concentrated directly west and north of the existing Jock Colley Grandstand and amenities. The balance of parking is around the permitter of the Oval.

A ratio of 1.5 spectators to players is estimated for typical matches at Pioneer Oval. A car occupancy of 2.5 persons per vehicle is also estimated.

6.2.2. Stakeholder Engagement

During the design process for the proposed new Jock Colley Grandstand, a number of sporting groups and clubs were consulted. In relation to parking, the consensus of stakeholders requested that formal bitumen sealed parking be provided at Jock Colley Oval for players and spectators, based on the average parking demand of a typical weekend match scenario. For major events, it was accepted that parking would be provided around the perimeter of the Jock Colley Oval, and in other parking areas within the Spicer Oval Complex and within the nearby street parking network (if required).

As a general guide, a ratio of 1.5 spectators per player is used by organisers of typical football matches at Pioneer Oval. This equates to an additional 102 spectators for the 68 players on-site. A car occupancy of 2.5 persons per vehicle can be expected which equates to 68 vehicles generated per match.

6.4. Parking Demand Assessment

Regular season and finals matches are expected to form the majority of activity occurring at Jock Colley Oval.

Larger regional, national or international matches are generally not expected on a regular basis given the limited quantity per year, as well as competition for hosting rights from other regional centres such as Dubbo, Bathurst, Mudgee, Wagga Wagga and the like.

The construction of the Jock Colley Grandstand is not expected to increase traffic generation for regular season or finals matches, as there is no material change to the number of players or potential spectators related directly to the development and the standard of facilities in relation to the NRL Facilities (State level) guidelines will remain around the same.

Onsite parking in and around the proposed new Jock Colley Grandstand is recommended to achieve 33% of total parking demand for weekend matches. A new bitumen sealed car park is recommended directly west and north of the proposed new Jock Colley Grandstand. The balance of parking will remain around the permitter of the Oval.

Based on patronage data and observed conditions, 68 on-site car parking spaces are required. To provide extra capacity, an on-site parking rate of 68 parking spaces + 20% has been used to guide the proposed new Jock Colley Grandstand and parking area. Formal bus stop and parking facilities have also been provided to improve parking and access conditions.

6.5. Net Traffic Volume Assessment

It is assessed there will be no increase in traffic generation as a result of the proposal for the majority of matches that will be played on Jock Colley Oval. The proposal does not include the creation of any new fields or infrastructure which will enable additional matches to run concurrently.

The increase in traffic generation as a result of the potential for hosting regional sporting events and NRL pre-season matches can be managed through a combination of utilising existing formal and informal car parking spaces, additional public transport services and promotion of pedestrian opportunities for local residents who are not required to travel to Parkes. it is assessed the net increase in traffic generation for larger events is manageable, given the limited number of events in a twelve-month period, and the traffic management measures that can be applied by event organisers.

Overall, no significant adverse traffic impacts are assessed to occur on the ongoing operation or efficiency of Alexandra Street, Victoria Street and nearby intersections.

7. Access and Circulation Assessment

The following section presents an assessment of the proposed development with reference to the requirements of AS2890.1:2004 (Off-street Car Parking), AS2890.2:2018 (Off-street Commercial Vehicle Facilities), and AUSTROADS Guide to Road design (Part 4 – Intersections and Crossings). This section is to be read in conjunction with the architectural plans prepared by EJE Architects and the Concept Car Parking Concept Plan prepared by Currajong.

7.1. Vehicular Access and Circulation

Access to the site will be retained from Alexandra Street. The existing access is constructed to a sealed standard and no upgrades are proposed. The allotment access location is outside of the intersection tangent point and will comply with the minimum intersection offset distances for a Category 2 access in accordance with Figure 3.1 of AS2890.1.

The Concept Car Parking Plan established a formal circulation pattern that currently does not exist at the site. As demonstrated on the plan all traffic movements are to occur in a clockwise manner. Vehicles entering the site from Alexandra Street will initially turn left before either circulating the car park or accessing the all-weather informal parking area on the eastern side of the oval.

Swept path analysis has been undertaken for the maximum design vehicle which will utilise the site, a 12.5m bus with an indicative turning speed of 0-5km/h, demonstrating the maximum design vehicle can circulate the main car parking area and overflow bus parking area without conflicting with any car parking bays or traffic isles.

7.2. Sight Distance

The sight distance requirements are described in Section 3.2 of AS2890.1 and are prescribed on the basis of the sign posted speed limit or 85th percentile vehicle speeds along the frontage road. Alexandra Street has a posted speed limit of 50km/hr, which requires a desirable 5 second gap of 69 metres and a minimum Safe Sight Distance (SSD) of 45 metres.

The existing driveway access is to be located on a straight section of Alexandra Street. The SSD to the north will be greater than 155 metres with the SSD to the south 140 metres thereby exceeding the minimum SSD by 95 metres for the signposted limit. The traffic data shows an 85th percentile speed of 50.04km/h. Using 60km/hr as the assessment standard the access location will achieve compliance with the desirable 5 second gap of 83 metres and minimum SSD of 65 metres. Given presence of crossroads and accesses to sporting ovals, road users may be either accelerating or decelerating in either the northbound or southbound lane. It is assessed the access provides a gap greater than 5 seconds.

The eastern side of the Alexandra Street reserve contains a row of mature trees which have been planted as roadside vegetation. Given the offset of the trees from the road edge it is assessed the tree line does not impact on sight distance. The nearest intersection is at the corner of Alexandra Street and Mithcell Street, approximately 55m north of the existing driveway entrance / exit. No traffic or site distance issues are assessed to apply.

7.3. Car Parking Arrangements

The land is currently zoned RE1 Public Recreation. The proposal will not change the use of the land. The car park will be expanded and upgraded as part of the proposal.

The upgraded car park has capacity for 82 car parking spaces including 6 accessible spaces. The car parks range in size from 2.6m wide to 2.8m wide and have a depth of 6m. Car parking isles range from 7m to 8.15m. All car parking spaces and manoeuvring isles comply with AS2890.1

There are no proposed changes to the informal access and car parking areas surrounding the northern, eastern and southern sides of Jock Colley Oval, except for the formalisation of the clockwise circulation pattern.

7.4. Service Vehicle Access and Circulation

The subject land is periodically serviced by urban waste service vehicles. All emergency service vehicles will utilise the primary vehicle access which is suitably constructed to facilitate movements in a forward direction. The formalisation of the access road to Northparkes Oval provides secondary access / egress opportunities for emergency situations.

8. Conclusion

Currajong has been engaged by Parkes Shire Council to provide a Traffic Impact Assessment in relation to the proposed development of a new Jock Colley Grandstand and amenities at Pioneer Oval, located on Lot 7040 DP 1023666, 1 Victoria Street, Parkes.

Pioneer Oval has an existing sealed vehicular access and parking areas as well as gravel parking areas around the fenced perimeter of the oval, which have been used for many years without major incident.

A proposed new bitumen sealed car park for 82 spaces (including 6 accessible spaces) and bus stop facilities is proposed to be constructed to support the new grandstand and amenities. The new parking areas will be appropriately designed to meet all relevant standards. New landscaping and footpath facilities will also be incorporated into the car park design. The upgrades to car parking areas will increase the quantity of formal car parking spaces and rationalise traffic movements across the site in a forward direction. All access driveways and onsite parking spaces have been designed to exceed the minimum standards.

The proposed new parking areas will not cater for all parking generated from regional sporting events, such as NRL preseason games, circus events and the like. For such events, the combined parking areas of the Spicer Oval Complex and street parking may be utilised.

Assessment of the proposed new Jock Colley Grandstand and amenities concludes no significant traffic generation, sight distance, speed, service vehicle or active transport issues. Regarding parking and access provision, all requirements of the SEPP Transport and Infrastructure 2021, TfNSW Guide to Traffic Generating Development TGD 2002 and the Parkes Shire Development Control Plan 2021 have been met. Referral of the Development Application in accordance with Transport and Infrastructure SEPP 2021 is not required.

The proposed new Jock Colley Grandstand and amenities will provide important support facilities for the ongoing operation of Pioneer Oval for football matches and other recreational events.


CURRAJONG

From: "Sarah Webster" <Sarah.Webster@anu.edu.au>
Sent: Wed, 10 Apr 2024 15:00:40 +1000
To: "Council" <Council@parkes.nsw.gov.au>
Subject: Email of support for DA2024/0025
Categories: For ECM

For The Office of the General Manager,

I am writing to express my support for the DA2024/0025, Demolition of Existing Grandstand & Erection of a New Structure - Grandstand & Amenities. This looks like a great project for Parkes as the existing structure is somewhat dilapidated, and the community uses the grounds frequently.

Kind regards

Sarah Webster

From: "fiveand2@bigpond.com" <fiveand2@bigpond.com>
Sent: Tue, 09 Apr 2024 15:53:36 +1000
To: "Council" <Council@parkes.nsw.gov.au>
Subject: DA2024/0025 . Support for new grandstand
Categories: For ECM

I am writing in support a new safer grandstand facility being constructed at Pioneer Oval.

Regards

James Pope
9 Kingsford Avenue Parkes
NSW
2870

From: "andrew thomas" <andrewthomasbuilding@hotmail.com>
Sent: Thu, 18 Apr 2024 06:38:05 +1000
To: "Council" <Council@parkes.nsw.gov.au>
Cc: "kateflint@hotmail.com" <kateflint@hotmail.com>; "Parkes Marist" <Parkesmaristjrlfc@hotmail.com>; "Anthony McGrath" <Anthony.McGrath@parkes.nsw.gov.au>
Subject: DA, Letter of support for the pioneer oval upgrade
Categories: For ECM

Letter of support Date 2-3-2024

To whom it may concern.
We are writing to express our strong support for the Parkes shire Council and their commitment to improving our local community with their efforts in updating the Pioneer Oval sporting complex.

We would also like to congratulate the Parkes Shire Council for its efforts in moving the project to a high priority project and the successful submission of the DA proposal.

The Parkes Marist junior rugby league club and Spacemen senior rugby league football club have been a vital part of our community for over 75 years, providing opportunities for young people to participate in sport, develop their skills and enjoy a healthy lifestyle.

Organisations and clubs that have and still use pioneer contribute to the social and economic development of our region, attracting visitors and generating revenue for local businesses

The current day lack of facilities for our community, players, volunteers, parents and spectators at Pioneer Oval is shameful and with organisations such as PMJRL now having 45% of its players female and the numbers are still growing! I personally have witnessed children changing their uniforms and clothes in the open air.

Junior rugby league and especially female rugby league is one of the
fastest growing sports in Australia, the need for participants to have a private
and safe environment is paramount.

Not only would rugby league benefit from this upgrade but so would the other sporting
groups and organisations which use the complex.
We believe once completed the update would also inspire our community, motivate people and increase the profile and participation of everyone wishing to use this new complex in our area.

Thank you Parkes Shire Council for the efforts so far and continuing commitment to see this project succeed and be fully completed in the near future.

Yours sincerely
Thomas Family

Application Details:

Development Application No:	DA2024/0025
Description of Development:	Demolition of Existing Grandstand & Erection of a New Structure - Grandstand & Amenities
Applicant:	Parkes Shire Council PO Box 337 PARKES NSW 2870
Landowner(s):	Parkes Shire Council

Property Description:

Legal Description: Lot 7040 DP 1023666, Spicer Caravan Park 1 Victoria Street PARKES NSW 2870

Roads and Footpaths:

Applicants Proposal: Demolition of existing grandstand and construction of new grandstand and associated amenities.

Matters for consideration:

• *Are existing site conditions adequate for development (type of road/width, verge, cross over, stormwater management?*	☒Yes	☐No	☐N/A
• *Is access to a classified road proposed?*	☐Yes	☒No	☐N/A

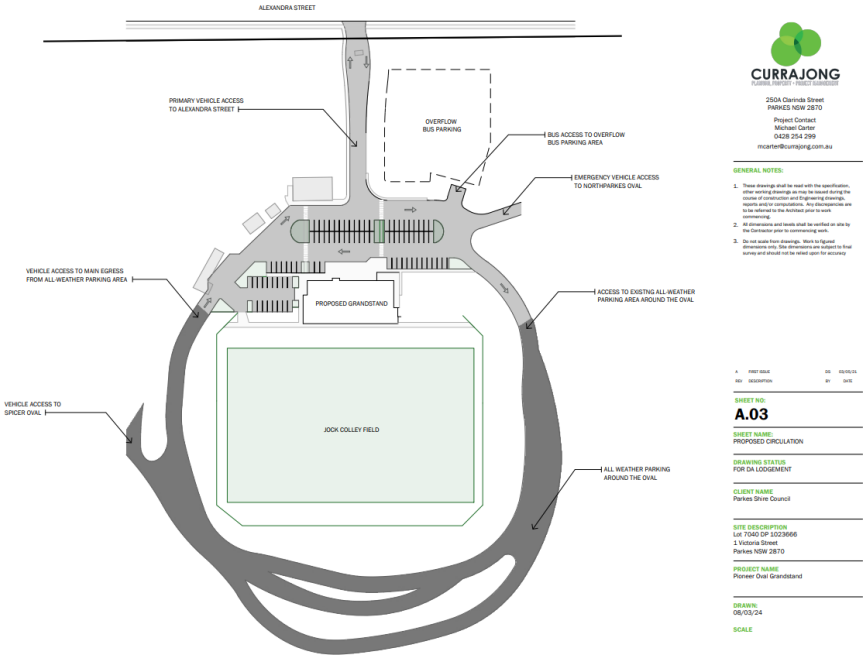
• *Does the road need to be upgraded to cater for the development?*	☐Yes	☒No	☐N/A
• *Is kerb and gutter required?*	☐Yes	☒No	☐N/A
• *Is a new driveway / crossover required?*	☐Yes	☒No	☐N/A
• *Will the proposal impact on formed footpaths / shared paths?*	☐Yes	☒No	☐N/A
• *Is a new footpath / shared path required?*	☐Yes	☒No	☐N/A
• *Are new street trees required?*	☐Yes	☒No	☐N/A

Comments:

Spicers Sporting Park Complex has an existing access that suitably caters for the development. As a result, the existing access does not require any updates or changes.

Internal roads and footpaths have been designed in accordance with the Traffic impact assessment and AS2890. There is adequate manoeuvring and circulation in the designed layout with each space generously proportioned in width and length, either meeting or exceeding the minimum requirements under AS2890.1

Swept paths indicate that a bus/service vehicle can easily be accommodated within the circulation roadways, without encroaching on carspaces etc.



Traffic Generation and Assessment:

Applicants Proposal: Demolition of existing grandstand and construction of new grandstand and associated amenities.

Matters for consideration:

• *Is traffic volume data available for relevant roads?*	☒Yes	☐No	☐N/A
• *If yes, what is the average daily traffic volume?*	☒Yes	☐No	☐N/A
• *If no, what is the estimated daily traffic volume?*	☐Yes	☐No	☒N/A
• *Does the proposal involve provision of an access onto a classified road?*	☐Yes	☒No	☐N/A
• *If yes, has RMS comments been sought?*			
• *Is the type / volume of traffic suitable for road asset classification(s)?*	☐Yes	☐No	☒N/A
• *Will the proposal require changes to the way the traffic is regulated at/near the development i.e. Traffic control devices/signage etc?*	☐Yes	☒No	☐N/A

• *If yes, has this been tabled at traffic committee for review/comment?*	☐Yes	☐No	☒N/A
• *Is a Traffic Impact Assessment report required?*	☐Yes	☒No	☐N/A
• *Is a Road Safety Audit Required?*	☐Yes	☐No	☒N/A
• *Is adequate manoeuvring / parking available on site / plans?*	☐Yes	☒No	☐N/A
• *Does proponents parking design comply with PSC DCP requirements and Building Code of Australia Disabled Access requirements for carparking and access (path, handrails, walkways, and from carparking to development.*	☐Yes	☐No	☒N/A

Comments:

Victoria Street - 617 ADT
Alexandra Street - 247 ADT

The existing grandstand and sporting field has an informal carpark that is bitumen sealed to cater for the patrons of the facility. Following a TIA undertaken in support of the subject application 80 bitumen sealed carspaces, including 6 disabled car spaces have been proposed.

The subject application is for a 2 storey grandstand with 700 seat capacity. The facility has been designed generally in accordance with NRL facilities Guidelines for a 'State' level facility that could accommodate competitions below the NRL premiership (i.e. NSW cup, Qld Cup or representative fixtures).

The formalised parking arrangement proposed with the subject DA achieves approximately 33% of the expected total parking demand for weekend matches. The balance of parking demand can be accommodated by the informal all-weather car parking around Jock Colley Field, as well as parking associated with the two neighbouring ovals. Given this is an enhancement and improvement of the existing facility this layout is supported.

Stormwater:

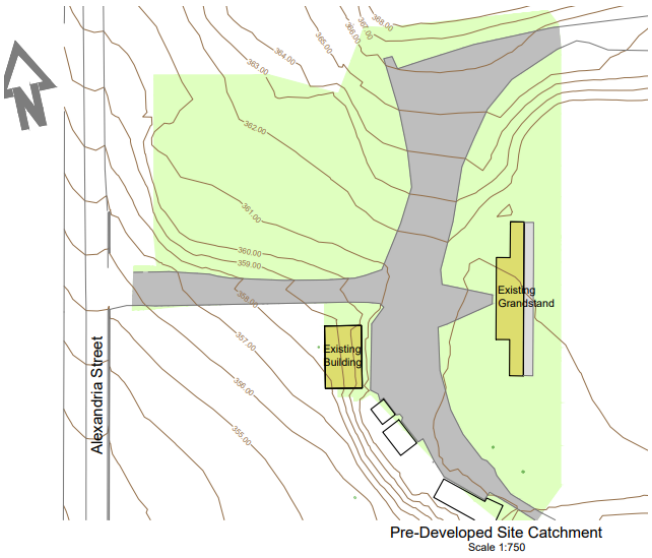
Applicants Proposal: Demolition of existing grandstand and construction of new grandstand and associated amenities.

Matters for consideration:

• *Is the land impacted by overland stormwater flows or floods?*	☒Yes	☐No	☐N/A
• *Does the proposal include management measures for minor and major stormwater events?*	☐Yes	☐No	☐N/A
• *If so is the roof drainage system (roof fall, area, gutters, downpipes) and surface drainage system (pits, grates, pipes) adequate?*	☒Yes	☐No	☐N/A

• *Is there a requirement for OSD?*	☒Yes	☐No	☐N/A
• *If so, is the design of the OSD system adequate?*	☐Yes	☐No	☐N/A
• *Does the proposal have a legal point of discharge?*	☒Yes	☐No	☐N/A
• *Is a stormwater management plan required?*	☒Yes	☐No	☐N/A
• *Is an assessment of overland flow from the local upstream catchment required?*	☐Yes	☒No	☐N/A
• *Is an inter-allotment drainage system and easement required?*	☐Yes	☒No	☐N/A
• *Are the proposed erosion and sediment controls sufficient?*	☐Yes	☒No	☐N/A

Comments:



A concept stormwater management plan has been developed by Calare Civil. The analysis and design has been undertake using Watercom DRAINS. The output from DRAINS indicates that the designer has achieved a net zero increase in peak flow discharge from the additional impervious areas post-development, namely the carpark and the roofed area.

The documentation indicates that the piped network is to be designed at CC stage. The new grandstand roofed drains directly to rainwater tank OSD with the overflow to the proposed stormwater network. The designer has advised that the stormwater management plan uses the two 2x10kL rainwater tanks to capture and mitigate the runoff incident on the roofed area. The OSD rainwater tanks have essentially been over-provisioned to, on balance reduce peak flows of the whole site in lieu of surface detention.

The proposed stormwater management plan does improve over the existing arrangement which has no mitigation of runoff from impervious areas, albeit marginally. It would be desirable to have the carpark areas optimised so as to achieve surface detention, as there would be benefit to the stormwater drainage network downstream which currently receives more stormwater than there is capacity for.

Subdivision Works Certificate:

Is a Subdivision Works Certificate required for this development? ☐Yes ☒No

Note: Subdivision works include civil works such as sewerage works, roadworks and earthworks in connection with appropriate conditions of consent.

Assessment Detail:

Desktop analysis	☒Yes	☐No	☐N/A
Site inspection carried out	☐Yes	☒No	☐N/A
Applicant or Owner present at site inspection?	☐Owner	☐Applicant	☐No one present

Engineering Assessment Conclusion / Recommendation

Assessment Officer **Date** 16/04/2024

Nathan McWilliam
PROJECTS & DEVELOPMENT ENGINEER

Reviewing Officer **Date** 17/04/2024

Jaymes Rath
EXECUTIVE MANAGER TECHNICAL SERVICES

Annexure A

Recommended conditions for consideration in Development Assessment

Conditions:

(Bespoke) Submit engineering detail for internal manoeuvring and parking hardstand area

Prior to the commencement of any work on the site, detailed engineering drawing(s) shall be prepared for the car park and internal driveways and manoeuvring areas that address the following:

a) The car parking and manoeuvring areas shall be concreted, with extents shown on the approved plans.
b) Car parking areas shall comply with AS 2890.1:2004 - Parking Facilities, Part 1: Off-street car parking.
c) Details of edging between driveways and parking areas and footpaths.

The engineering detail shall be submitted with the Construction Certificate application

Reason: To comply with DCP requirements to provide sealed/concreted hardstand for off-street carparking and manoeuvring.

(Bespoke) Submit engineering detail for stormwater management

Prior to the commencement of any work on the site, a detailed stormwater management plan shall be prepared for the development in accordance with the following:

a) Parkes Shire Council DCP 2021
b) Parkes Shire Council Stormwater Drainage Guidelines 2010

The plan shall include the design considerations and calculations relating to the stormwater runoff on the site as well as all necessary stormwater infrastructure required to manage minor (5% AEP) and major (1% AEP) storm events. The plan shall also show how a zero net increase of peak discharge will be achieved with appropriate onsite detention/retention. The engineering detail shall be submitted with the Construction Certificate application.

Reason: To manage the drainage of stormwater to Council's drainage system

(Bespoke) Construction of internal manoeuvring and parking hardstand area

During construction, all accesses, internal driveways, hardstand areas and parking areas shall be constructed of concrete pavement in accordance with the following:

a) Approved construction plans
b) AUS-SPEC#1/Parkes Shire Council
c) Parkes Shire Council Development Control Plan 2013.
d) AUSTROADS Guide to Pavement Technology
e) AS 2890.1-2004 Off-Street Car Parking.
f) AS 2890.2-2004 Parking Facilities Off-street Commercial Vehicle Facilities.
g) AUSTROADS Guide to Traffic Management.

The work must be completed prior to the issue of a Final Occupation Certificate.

Reason: To comply with DCP requirements to provide sealed/concreted hardstand for off-street carparking and manoeuvring.

(Bespoke) Stormwater Connection and Disposal

All roofed and paved areas shall be drained so that water from those areas is conveyed to the street gutter in accordance with the approved stormwater management plan and Australian Standard 3500, 'National Plumbing and Drainage'. Storm water disposal drains shall be connected to all roof gutter down pipes within 14 days of installation of the down pipes and/or the construction of hard standing areas, as may be appropriate, to discharge roof water and surface drainage to the approved method of disposal.

Reason: To manage the drainage of stormwater to Council's drainage system

(Bespoke) Compliance certificate for Stormwater infrastructure Works

Prior to the Issue of any Occupation Certificate a Certificate of Completion is to be provided to the Principal Certifier confirming that all works and fees / contributions required for the provision of a Stormwater infrastructure have been completed in full to the satisfaction of Council's Director Operations.

Reason: To manage the drainage of stormwater to Council's drainage system

Application Details:

Development Application No:	DA2024/0025
Description of Development:	Demolition of Existing Grandstand & Erection of a New Structure - Grandstand & Amenities
Applicant:	Applicant
Landowner(s):	Parkes Shire Council

Property Description:

Legal Description: Lot 7040 DP 1023666, 1 Victoria Street PARKES NSW 2870

Reticulated Water:

Applicants Proposal: Demolition of existing grandstand and erection of new one

Matters for consideration:

• *Is a water main located within the property boundaries?*	☒Yes	☐No	☐N/A
• *If no, where is the water main located (road, rear lane, etc)?*	☒Yes	☐No	☐N/A
• *Is the site currently connected to reticulated water?*	☒Yes	☐No	☐N/A
• *Is the development proposed to be connected to reticulated water?*	☒Yes	☐No	☐N/A
• *Is the connection consistent with PSC Connection Policy?*	☒Yes	☐No	☐N/A
• *Is the proposed development located over a PSC asset?*	☐Yes	☒No	☐N/A
• *Is the location over the asset consistent with PSC Building over Asset Policy?*	☐*Yes*	☐*No*	☒*N/A*
• *Are any water assets damaged / need replacing / protecting?*	☐*Yes*	☒*No*	☐*N/A*
• *Are additional mains / hydrants / metred services required?*	☒*Yes*	☐*No*	☐*N/A*
• *Are fire hydrants adequately located to service the development?*	☐*Yes*	☒*No*	☐*N/A*
• *Is pressure and flow adequate to service the development, including any requirements for firefighting purposes?*	☒*Yes*	☐*No*	☐*N/A*
• *Are any easements required?*	☐*Yes*	☒*No*	☐*N/A*
• *Are DSP charges applicable?*	☒*Yes*	☐*No*	☐*N/A*
• *What charges are applicable?*	☐*Yes*	☐*No*	☐*N/A*

Comments:

The lot is already connected to council's water reticulation system by a 50 mm service connection. The existing service may not be adequate enough to cater for the increase in demand to be generated by the new grandstand and fire flow requirements.

Reticulated Sewerage:

Applicants Proposal: Demolition of existing grandstand and erection of new one

Matters for consideration:

• *Is a sewerage main located within the property boundaries?*	☒Yes	☐No	☐N/A
• *Is the proposal connected / proposed to be connected to PSC reticulated sewerage?*	☒Yes	☐No	☐N/A
• *Is the site currently connected to reticulated sewerage?*	☒Yes	☐No	☐N/A
• *Is the development proposed to be connected to reticulated sewerage?*	☒Yes	☐No	☐N/A
• *Is the connection consistent with PSC Connection Policy?*	☒Yes	☐No	☐N/A
• *Is the proposed development located over a PSC asset?*	☐Yes	☒No	☐N/A
• *If yes, is the development over the asset consistent with PSC Building over Asset Policy?*	☐*Yes*	☒*No*	☐*N/A*
• *Is there adequate sewer depth at the junction point to achieve fall in accordance with AS 3500 from the proposed development to the sewer?*	☐*Yes*	☐*No*	☒*N/A*
• *Are any sewer assets damaged / need replacing / protecting?*	☐*Yes*	☒*No*	☐*N/A*
• *Are additional mains required?*	☐*Yes*	☒*No*	☐*N/A*
• *Are any easements required?*	☐*Yes*	☒*No*	☐*N/A*
• *Are DSP charges applicable?*	☒*Yes*	☐*No*	☐*N/A*
• *What charges are applicable?*	☐*Yes*	☐*No*	☐*N/A*

Comments:

The sanitary drain from the proposed development can drain into the existing sewer in the vicinity of the existing changing room.

Trade Waste

Applicants Proposal: Demolition of existing grandstand and erection of new one
Matters for consideration:

• *Is a Trade Waste Approval required?*	☒Yes	☐No	☐N/A
• *Has a Trade Waste Application to install treatment device been lodged?*	☐Yes	☐No	☐N/A
• *Has a Trade Waste Application to discharge to sewer been lodged?*	☐Yes	☐No	☐N/A

Comments:
Applicant to lodge Trade Waste Application

Subdivision Works Certificate:

Is a Subdivision Works Certificate required for this development? ☐Yes ☒No

Note: Subdivision works include civil works such as sewerage works, roadworks and earthworks in connection with appropriate conditions of consent.

Assessment Detail:

Desktop analysis	☒Yes	☐No	☐N/A
Site inspection carried out	☒Yes	☐No	☐N/A
Applicant or Owner present at site inspection?	☐Owner	☐Applicant	☐No one present

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Engineering Assessment Conclusion / Recommendation

The lot is already serviced by council's water and sewer reticulation. However, the existing water service size may not be adequate to cater for fire flow and increased demand; Applicant may need to apply with the Council for a new water connection or upsize the existing one.
The proposed grandstand can be connected to the existing sewer in the vicinity of the existing change rooms, there is enough fall and capacity in the mains to do so.

Assessment Officer **Date 13/05/2024**

Deepak Dhakal
Water Asset Engineer

Reviewing Officer **Date 13/05/2024**

Bikash Paudel
EXECUTIVE MANAGER WATER ENGINEERING

Annexure A

Recommended conditions for consideration in Development Assessment

Conditions:

Prior to the issue of a Construction Certificate:

(EBW5.02) Section 64 Developer Charges
Prior to the occupation or use of any dwelling, the Applicant is required to obtain written evidence from Parkes Shire Council, pursuant to Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000, certifying that all charges associated with Section 64 of the Local Government Act 1993 have been paid in full for both water and sewer

Water ETs for the development have been calculated to be 26.4 ETs
Sewer ETs for the development have been calculated to be 39.93 ETs

$ 13,910.00 is the current Section 64 water developer charge per ET set out in Council's published fees and charges for 2023/24. This charge is reviewed each financial year. The current contribution rate is to be confirmed prior to payment.

$5,195.00 is the current Section 64 sewer developer charge per ET set out in Council's published fees and charges for 2023/24. This charge is reviewed each financial year. The current contribution rate is to be confirmed prior to payment.

Prior to the Commencement of Works:

Bespoke Condition: Water and Sewer
Applicant to provide hydraulic plan/design for water supply works and sewer works including firefighting provisions and details on connection with the existing as Part of Application under Section 305 Water Management Act for a Section 307 Compliance Certificate.

Note:
Extension of Parkes Shire Council's water main to cater for the development can be considered instead of having a separate dedicated fire main, provided it is permissible by relevant governing codes and standards. Detail design of such extension to be provided as Part of Application under Section 305 Water Management Act for a Section 307 Compliance Certificate.

Chapter 8: Building Surveyor Referral Response

Non-residential Development Proposal (not subdivision)

Parkes Shire Council

Application Details:

Development Application No:	DA2024/0025
Description of Development:	Demolition of Existing Grandstand & Erection of a New Structure - Grandstand & Amenities
BCA Class:	9b Assembly Building
Applicant:	Parkes Shire Council
Landowner(s):	Parkes Shire Council

Property Description:

Legal Description:	Lot 7040 DP 1023666, 1 Victoria Street PARKES NSW 2870
Existing Improvements:	

Site Inspection: 18 June 2024

Date:

Was the Applicant present?	☐ Yes	☒ No
Was the owner present?	☐ Yes	☒ No

Comments

Interaction of development including access, water supply, sewer connection etc, with PSC Assets:

Will the proposal impact on kerb and gutter, Sumps, Lintels?	☐ Yes	☒ No	☐ N/A
Will the proposal impact on formed footpaths / shared paths?	☐ Yes	☒ No	☐ N/A
Will the proposal impact on public storm water drainage?	☒ Yes	☐ No	☐ N/A
Will the proposal impact on PSC water main / supply?	☒ Yes	☐ No	☐ N/A
Will the proposal impact on PSC sewerage main?	☒ Yes	☐ No	☐ N/A

Comments:

Design details are required to be provided for sewer and water supply (including fire fighting services) for further assessment. A Section 68 (LGA) & S305 (WMA) are also required to be submitted.

Reticulated Water Supply:

Are additional mains / hydrants / metred services required?	☒ Yes	☐ No	☐ N/A
Is pressure and flow adequate to service the development, including any requirements for fire fighting purposes?	☐ Yes	☒ No	☐ N/A
Are fire hydrants adequately located to service the development?	☐ Yes	☒ No	☐ N/A

Comments: The existing street hydrant in Alexandria Street is greater than 90m to the proposed building. Therefore an internal hydrant or extension of the water main is required to achieve compliance with the BCA.

Compliance with the Building Code of Australia

Comments:

Part B Structure:
A full structural design is to be provided by a suitably qualified structural engineer for further assessment. The design is to incorporate framing details and member sizes, connections and tie downs. Additionally, a soil report from a geotechnical engineer is to be submitted.

Part C (Fire Resistance):

Rise in storeys = 2
Floor Area Ground Floor = 941m2 (including the seating area for the ground floor),
First Floor = 582m2
Total = 1523m2,

Volume = Ground Floor = 3575.8 m3
First Floor = 2211m3
Total = 5576m3

Type B Construction.

Part C2.D11 Fire Hazard Properties: Insufficient information has been provided to carry out an assessment however the fire hazard properties of internal linings are to comply with Specification 7.

Part C2.D12 Performance of external walls in fire: The current plans submitted do not detail the proposed external cladding material, however where tilt panel construction is proposed, details of compliance are to be submitted.

Part Specification 5 Fire resisting construction: Development complies as it exceeds minimum required setbacks

Part D (Access and Egress):

Part D2D3 Number of exits required: Ground floor and 1st floor number of exits comply.

Part D2D5 Exit travel distances: Ground floor and 1st floor exit travel distances comply

Further details will be required to carry out a full assessment of compliance with Part D Barriers to Prevent Falls.

Part D4D2 Access for people with a disability: An accessway from the property boundary to the principal entrance and from the accessible carpark to the to the principal entrance must be provided

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D4D3 Access to buildings: Further information on paths will be required to carry out a full assessment of compliance

D410 Wheelchair seating spaces in Class 9b assembly: Development complies as 12 spaces will be provided.

Part E (Services & Equipment):

Part E1D2: Fire Hydrant: Building is over 500m2, and a fire hydrant is required. The street hydrant in Alexandra Street is more than 90m away from the building therefore details are to be provided indicating compliance with Part E1D2. A hydrant and hose reel design endorsed by an accredited fire safety practitioner must be provided by an accredited fire safety practitioner

E1D3 Fire Hose Reels: Building is over 500m2, and fire hose reels is required. Details to confirm compliance are to be provided

E1D4: Sprinklers: Not required.

E1D14 Fire Extinguishers: Fire Extinguishers: Details of the portable fire extinguishers are to be provided for assessment.

E2D20 Smoke Hazard Management: Does not apply in accordance with E2D20.

E3D2: Lift Installation: Manufacturers' details of the proposed passenger lift must be provided to confirm compliance with BCA.

E4D2& D5 Exit Signage and Emergency Lighting: An electrical plan showing the location of emergency lighting and exit signage must be provided for assessment

There is nothing identified that would appear to be unable to achieve compliance with the NCC without significant modification.

Part F (Health & Amenity)

F4D3: Calculation of number of occupants and facilities: The maximum number of people to be accommodated is 713.

F4D4: **Facilities in Class 3 to 9 buildings:** The following will be required for males: 2 closet pans, 3 urinals, 3 wash basins (based on 350 males)
The following will be required for females 6 closet pans, 3 wash basins (based on 350 females)
The number of facilities is satisfactory.

F4D7: Accessible unisex showers: 13 showers require 2 accessible unisex showers therefore another accessible shower is required to comply with the BCA

F4D6: Accessible unisex sanitary compartments: An ambulant WC for male and female to the first floor will be required.

The accessible toilets comply

F5 Room Heights: Room heights are Satisfactory

F6D5: Artificial Lighting: Electrical Plan to be provided for assessment

F6D6: Ventilation of rooms: Electrical Plan to be provided for assessment

Part J (Energy Efficiency): A Part J report is to be submitted with a Construction Certificate application from a suitable qualified person to allow for further assessment of the Energy Efficiency reequipments and compliance with the NCC.

Building Surveyor Assessment Conclusion / Recommendation

Inadequate information has been provided to determine whether the building will comply with the building code of Australia when constructed.

The information set out in the report above is required before further assessment can be provided.

Assessment Officer **Date 26 June 2024**
Scott Brakenridge

Specific Conditions related to Building Survey referral to be included in Development Consent

Conditions:

1. All new building work is required to comply with the requirements of the National Construction Code of Australia (NCC) in force at the time of the application for a Construction Certificate is made and the Disability (Access to Premises – Buildings) Standard 2010 of the Disability Discrimination Act 1992.

2. The following information is to be submitted to the Principal Certifier prior to the issue of a Construction Certificate:

   a) Details of compliance with AS1428.1 (Design for Access and Mobility) including:
   - *Continuous Accessible Paths of Travel.*
   - *Floor or Ground Surfaces on Continuous Accessible Paths of Travel.*
   - *Signage*
   - *Stairways*
   - *Handrails*

- *Switches and General-Purpose Outlets*
- *Tactile Ground Surface Indicators.*
- *Walkways, Ramps and Landings.*
- *Sanitary Facilities*
- *Grabrails*
- *Doorways, Doors and Circulation Spaces at Doorways*

Details of the disabled facilities (referenced above) need to be adequately detailed on the Construction Certificate application plans to permit assessment and compliance evaluation with the provisions of the Premises Standards and the NCC.

b) A soil report from a suitable qualified Geotechnical Engineer detailing the site soil classification.

c) A full structural design of the proposed building (including footings, slab, frame and connection details) from a suitable qualified practicing Structural Engineer (relative to the soil classification referenced within the Geotech report).

d) A Section J Energy Efficiency Report is to be submitted to the Principal Certifier detailing compliance with Volume 1 of the National Construction Code.

e) A design from a suitably qualified Hydraulic Engineer for all roofwater (including downpipes) detailing compliance with Volume 1 of the National Construction Code.

3. The applicant is advised that the proposed development plans do not comply with the deemed to satisfy provisions from Volume 1 of the National Construction Code (NCC). In particular:

- Section B (Structural Provisions)
- Section C (Fire Resistance)
- Section D (Access & Egress).
- Section E (Services & Equipment)
- Section F (Health & Amenity).
- Section J (Energy Efficiency).

Details of Compliance with the NCC are to be submitted prior to the issue of a construction Certificate.

4. On completion of the building, the owner of the building is required to submit to the Principal Certifier a Fire Safety Certificate(s) with respect to each essential fire safety measure installed in association with the building — as listed on the Fire Safety Schedule attached to the Construction Certificate. Such certificate(s) must be submitted to the Principal Certifier prior to occupation or use of the subject building.

Copies of the subject Fire Safety Certificate(s) must also be forwarded by the owner to Council (if not the appointed Principal Certifier) and the Commissioner of Fire and Rescue NSW and displayed within the subject building in a prominent position.

5. The owner of the building, is required to submit to Council at least once in each period of 12 months following the completion of the building an Annual Fire Safety Statement(s) with respect to each essential fire safety measure associated with the building.

Copies of the subject Annual Fire Safety Statements must also be forwarded by the owner to the Commissioner of the Fire and Rescue NSW and displayed within the subject building in a prominent position.

DRAWING REGISTER

DRAWING NUMBER	SHEET NAME	REV. No.	REV. DATE
14082.5 DA L000	COVER PAGE	D	13/5/22
14082.5 DA L001	SITE PLAN	D	13/5/22
14082.5 DA L002	FINISHES PLAN	D	13/5/22

landscape documentation

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

PARKES SHIRE COUNCIL

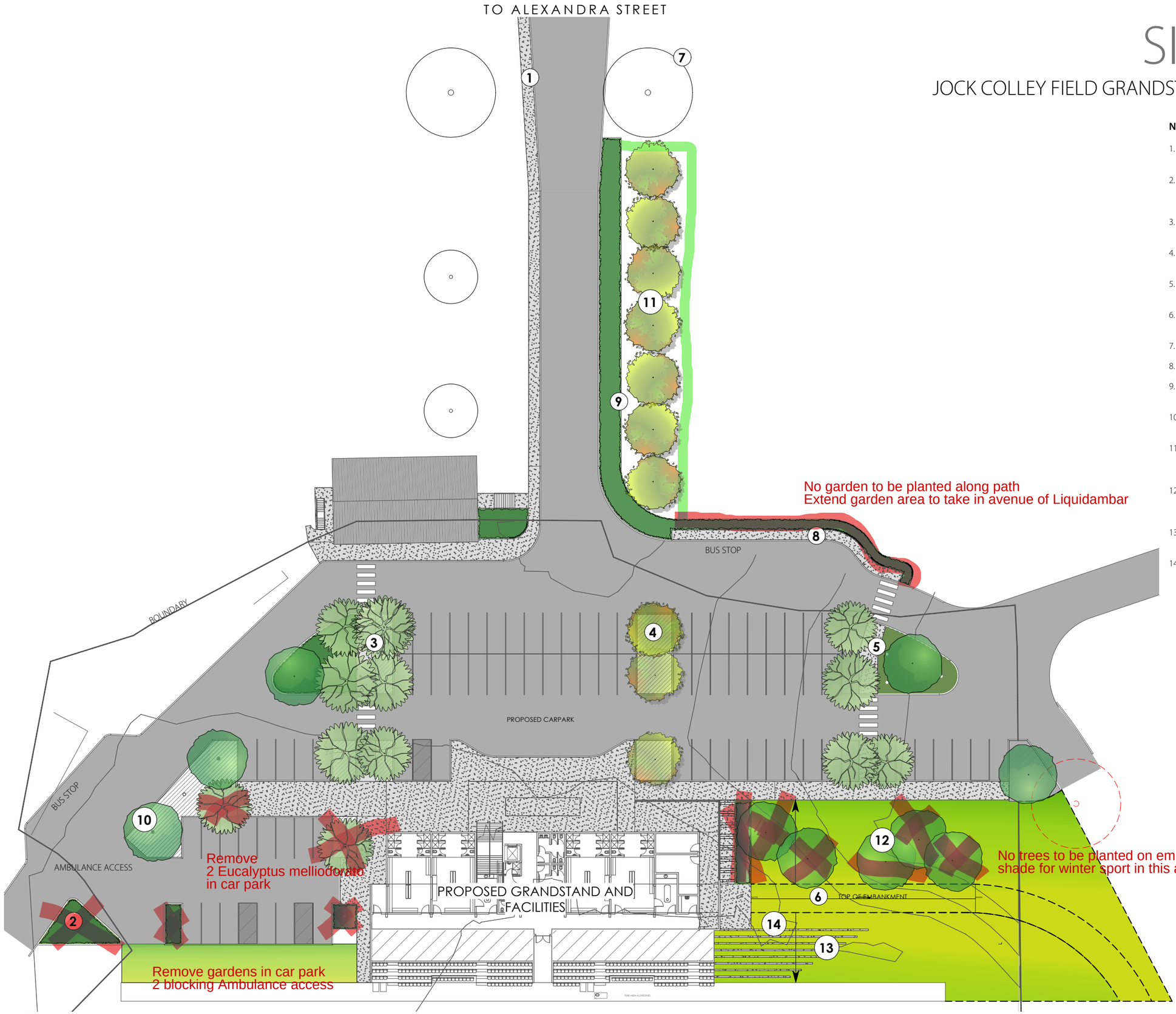
ALEXANDRA STREET, PARKES

terras landscape architects

Chapter 9: Marked-up Landscape Plan

SITE PLAN | L001

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES



1 SITE PLAN
L001 Scale: 1:500

Notes

1. New footpath provides pedestrian link to facilities
2. Low mass planting to garden bed to provide un restricted access to field
3. Planting of Eucalyptus melliodorato provide shaded pedestrian link to the grandstand
4. Canopy planting of Liquid amber to continue linear planting leading up to new facilities
5. Planting of Eucalyptus melliodora to provide shaded pedestrian link to grandstand
6. Maximum grade 1:22 ramp from existing levels up to building
7. Existing Pepper Trees to be retained
8. Pedestrian link from bus stop to grandstand
9. Low mass planting aligning the road, exisitng vegetation to be removed
10. Planting of Corymbia torelliana to provide shade to carpark while framing side roads
11. Avenue planting of liquidambar styraciflua to provide seasonal interest and strong vertical element leading to new facilities
12. Embankment sloping back towards carpark at maximum grade of 1:4 Scattered trees provide shade
13. Terraced levels tapering into existing bank. Extents to be determined
14. Blade wall to top of terracing

EXISTING TREES TO BE RETAINED
NEW TREES - *Eucalyptus melliodora*
NEW TREES - *Liquidambar styraciflua*
NEW TREES - Corymbia torelliana
TURF AREA AS SPECIFIED
MASS PLANTING
MULCH
CONCRETE

REV	DATE	COMMENTS
D	13/5/22	For Issue
C	12/5/22	For issue
B	5/5/22	for review
A	5/5/22	for review

PROJECT:
JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

SITE:
ALEXANDRA STREET, PARKES

CLIENT:
PARKES SHIRE COUNCIL

14082.5_PARKES GS.vwx 13/5/22

DRAWN: KH / PW
DATE: 20/04/2022
SCALE: @A3
JOB NUMBER: 14082.5
PHASE: DA
DWG No: L001
REV: D

north

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FINISHES PLAN | L002

JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

PLANT SCHEDULE - TREES				
ID	**Qty**	**Botanical Name**	**Common Name**	**Scheduled Size**
Ct	10	Corymbia torelliana	cadaghi	
EuMe	13	Eucalyptus melliodora	Yellow Box, Honey Box	75Lt
T-LsW	11	Liquidambar styraciflua 'Worplesdon'		75Lt

PLANT SCHEDULE - UNDERPLANTING			
ID	**Botanical Name**	**Common Name**	**Scheduled Size**
Bv	Baeckea virgata	Alpine Baeckea	
HaVi	Hardenbergia violacea	Purple Twining-pea, False Sarsaparilla	140mm
OzBreed-AL	Lomandra fluviatilis	River Lomandra	140mm
MyPa	Myoporum parvifolium	Carpet Spreading Myoporum	140mm
PoLa	Poa labillardieri	Tussock Grass	
SaCh	Santolina chamaecyparissus	Cotton Lavender	140mm
StBy	Stachys byzantina	Lamb's Ear	140mm
WeFr	Westringia fruticosa	Coastal Rosemary	

Stachys byzantina

Hardenbergia violacea

Santolina chamaecyparissus

Poa labillardieri

Lomandra fluviatilis

Myoporum parvifolium

Westringia fruticosa

Liquidambar styraciflua

Corymbia torelliana

Eucalyptus melliodora

Baeckea virgata

REV	DATE	COMMENTS
D	13/5/22	For Issue
C	12/5/22	For issue
B	5/5/22	for review
A	5/5/22	for review

PROJECT:
JOCK COLLEY FIELD GRANDSTAND AND AMENITIES

SITE:
ALEXANDRA STREET, PARKES

CLIENT:
PARKES SHIRE COUNCIL

14082.5_PARKES GS.vwx 13/5/22

DRAWN: KH / PW
DATE: 20/04/2022
SCALE: @A3

JOB NUMBER: **14082.5**
PHASE: **DA**
DWG No: **L002**
REV: **D**

north

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