

COUNCIL ASSESSMENT REPORT

WESTERN REGIONAL PLANNING PANEL

PANEL REFERENCE & DA NUMBER	PPSWES-442
PROPOSAL	Redevelopment of Coonabarabran Memorial Swimming Pool
ADDRESS	Lot 212 DP 75337826, Edwards Street Coonabarabran
APPLICANT	Todd Dunn
OWNER	Warrumbungle Shire Council
DA LODGEMENT DATE	16 February 2026
APPLICATION TYPE	Concept DA
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : Council related development over \$5 million
CIV	\$11,324,203.00 (excluding GST)
CLAUSE 4.6 REQUESTS	Nil
KEY SEPP/LEP	• State Environmental Planning Policy (Biodiversity and Conservation) 2021: Chapter 4, • State Environmental Planning Policy (Sustainable Buildings) 2022: Chapter 3, • State Environmental Planning Policy (Planning Systems) 2021: Chapter 2, Part 2.4, • State Environmental Planning Policy (Resilience and Hazards) 2021: Chapter 4, • State Environmental Planning Policy (Transport and Infrastructure) 2021: Chapter 2 • Warrumbungle Local Environmental Plan 2013 • Warrumbungle Local Environmental Plan 2015
TOTAL & UNIQUE SUBMISSIONS KEY ISSUES IN SUBMISSIONS	0
DOCUMENTS SUBMITTED FOR CONSIDERATION	Site Plan Ground Floor Plan Site 3D View Accessible Amenities and Storage

	Stormwater Plan Office & Reception First Aid Room and Toilets Accessible Amenities and Plant Statement of Environmental Effects Geotechnical Investigation Report
SPECIAL INFRASTRUCTURE CONTRIBUTIONS (S7.24)	N/A
RECOMMENDATION	Approval
DRAFT CONDITIONS TO APPLICANT	YES
SCHEDULED MEETING DATE	17 September 2026
PREPARED BY	Mark Hitchenson, Navigate Planning
DATE OF REPORT	7 September 2026

EXECUTIVE SUMMARY

The development application (DA7/2026) seeks concept approval for the redevelopment of the Coonabarabran Memorial Swimming Pool. The scope of works outlined in the Statement of Environmental Effects is as follows:

- Stage 1 – Splash Park: Construction of a new splash park with shade structures; demolition of existing shaded seating area.
- Stage 2 – Pools: Construction of a 25 m × 8-lane pool and toddler pool with shade structures; demolition of existing 33 m pool, toddler pool and associated infrastructure.
- Stage 3 – Amenities Building: Construction of new change rooms with plant/equipment room; removal of two trees and existing plant room.
- Stage 4 – Entry Building: Construction of new entry building with office, kiosk and first aid room; demolition of existing entry building.

The proposed redevelopment is consistent with the adopted Coonabarabran Memorial Swimming Pool Masterplan.

The purpose of submitting a Concept DA is to support future grant applications to progress the redevelopment.

The subject site is known as 26 Edwards Street, Coonabarabran ('the site') and comprises a corner lot with two (2) road frontages being Edwards Street to the north and John Street (Newell Highway) to the east. To the south and west of the site are the Coonabarabran Showground and the Coonabarabran Visitors Centre. Vehicular access to the site is obtained from Edwards Street.

The site is located on the southern edge of the Coonabarabran Town Centre in an area with a mix of commercial and community uses.

The site is located in the RE1 – Public Recreation zone pursuant to Clause 2.2 of the *Warrumbungle Local Environmental Plan 2013* ('LEP 2013'). The proposed use (consistent with the existing use) is permissible in the RE1 zone.

The principle planning controls relevant to the proposal include State Environmental Planning Policy (Biodiversity and Conservation) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022, State Environmental Planning Policy (Planning Systems) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, State Environmental Planning Policy (Transport and Infrastructure) 2021, Warrumbungle Local Environmental Plan 2013 and Warrumbungle Local Environmental Plan 2015.

The proposal is consistent with all planning controls.

There were no concurrence requirements from agencies for the proposal and the application is not integrated development pursuant to Section 4.46 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act').

The application was placed on public exhibition from 28 April 2026 to 15 May 2026 with no submissions received.

The application is referred to the Western Regional Planning Panel ('the Panel') as the development is '*regionally significant development*', pursuant to Section 2.19(1) and Clause (3) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021* as the proposal is Council related development over \$5 million.

As the assessment has been completed and there were no submissions a briefing was not held with the Panel.

Following consideration of the matters for consideration under Section 4.15(1) of the EP&A Act, the provisions of the relevant State environmental planning policies the proposal can be supported.

Following a detailed assessment of the proposal, pursuant to Section 4.16(1)(a) and 4.22 of the *EP&A Act*, DA7/2026 is recommended for approval subject to the conditions contained at **Attachment A** of this report.

1. THE SITE AND LOCALITY

1.1 The Site

The subject site is known as 26 Edwards Street, Coonabarabran ('the site') and comprises a corner lot with two (2) road frontages being Edwards Street to the north and John Street (Newell Highway) to the east.

The site is roughly triangular in shape and has an area of 1.34763ha. The site is relatively flat with a slight fall down from south to north towards Edwards Street.

To the south and west of the site are the Coonabarabran Showground and the Coonabarabran Visitors Centre. Vehicular access to the site is obtained from Edwards Street.

The following map identifies the location of the site.



1.2 The Locality

The site is located on the southern edge of the Coonabarabran Town Centre in an area with a mix of commercial and community uses. Surrounding uses include the Coonabarabran Showground, the Coonabarabran Visitors Centre, a Bowling Club, a Service Station and a Motel.

2. THE PROPOSAL AND BACKGROUND

2.1 The Proposal

The proposal is for the full redevelopment of the Coonabarabran Memorial Swimming Pool in the following 4 stages:

- Stage 1 – Splash Park: Construction of a new splash park with shade structures; demolition of existing shaded seating area.
- Stage 2 – Pools: Construction of a 25 m × 8-lane pool and toddler pool with shade structures; demolition of existing 33 m pool, toddler pool and associated infrastructure.
- Stage 3 – Amenities Building: Construction of new change rooms with plant/equipment room; removal of two trees and existing plant room.
- Stage 4 – Entry Building: Construction of new entry building with office, kiosk and first aid room; demolition of existing entry building.

As the application is for concept approval, no works are proposed as part of this development application. A further development application (or applications) will be required for the physical redevelopment works.

As shown below, the Concept Plans are consistent with the Master Plan for the site approved by Council.

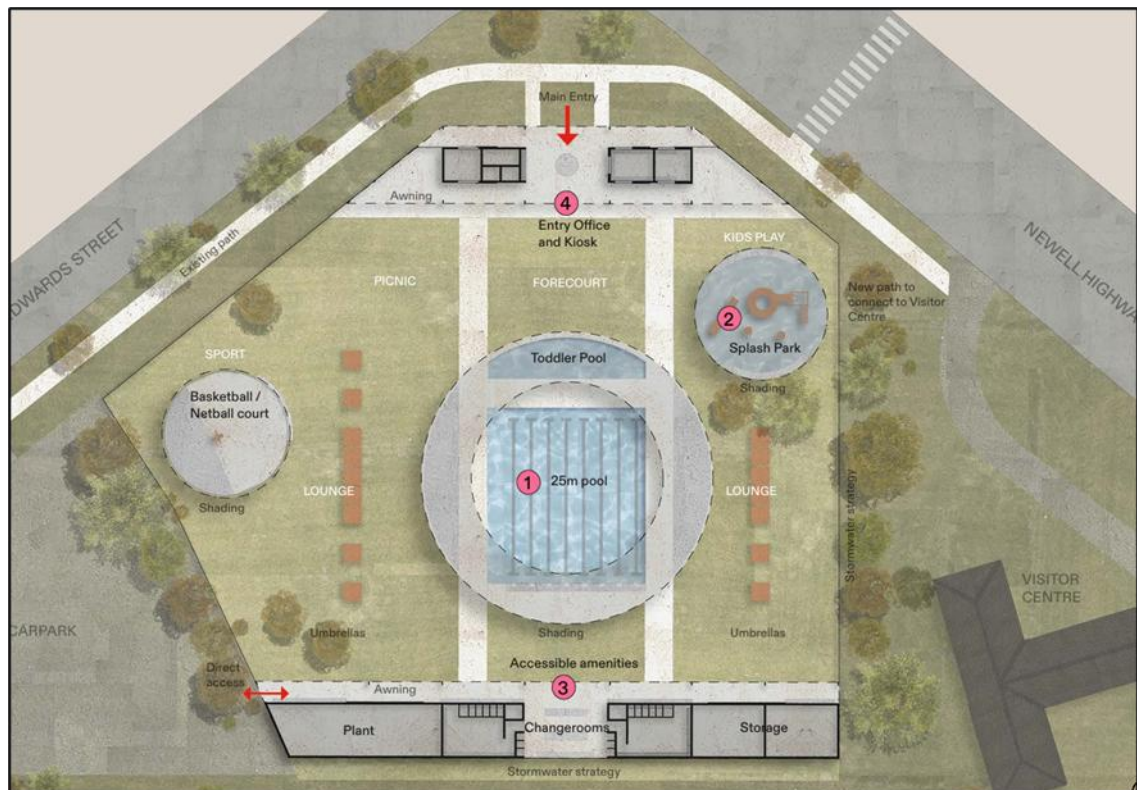


Figure 1: Approved Master Plan for the site.

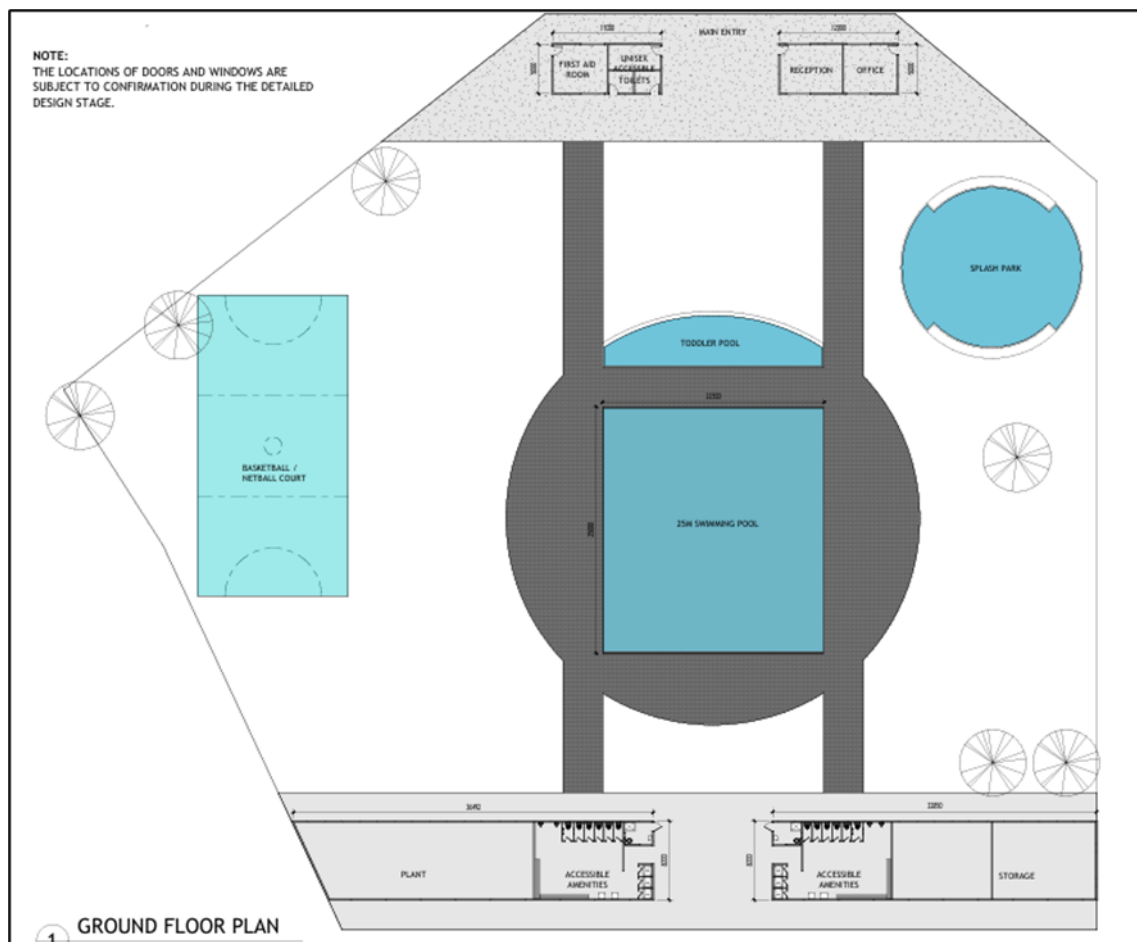


Figure 2: Proposed Concept Plans.

2.2 Background

The development application was lodged on **16 February 2026**. A chronology of the development application since lodgement is outlined below:

Table 1: Chronology of the DA

Date	Event
16 February 2026	DA lodged
13 March 2026	Request for Additional Information sent to applicant.
6 April 2026	Additional Information uploaded to Planning Portal.
28 April 2026	Exhibition of the application
4 June 2026	Request for Additional Information sent to applicant.
5 June 2026	Additional Information uploaded to Planning Portal.
1 September 2026	Assessment Report completed

3. STATUTORY CONSIDERATIONS

When determining a development application, the consent authority must take into consideration the matters outlined in Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* ('EP&A Act'). These matters as are of relevance to the development application include the following:

- (a) *the provisions of any environmental planning instrument, proposed instrument, development control plan, planning agreement and the regulations*
 - (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
- (b) *the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,*
- (c) *the suitability of the site for the development,*

- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

These matters are further considered below.

It is noted that the proposal is not considered to be:

- Integrated Development (s4.46)
- Designated Development (s4.10)
- Requiring concurrence/referral (s4.13)
- Crown DA (s4.33) - written agreement from the Crown to the proposed conditions of consent must be provided

3.1 Environmental Planning Instruments, proposed instrument, development control plan, planning agreement and the regulations

The relevant environmental planning instruments, proposed instruments, development control plans, planning agreements and the matters for consideration under the Regulation are considered below.

(a) Section 4.15(1)(a)(i) - Provisions of Environmental Planning Instruments

The following Environmental Planning Instruments are relevant to this application:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *Warrumbungle Local Environmental Plan 2013;*

A summary of the key matters for consideration arising from these State Environmental Planning Policies are outlined in **Table 2** and considered in more detail below.

Table 2: Summary of Applicable Environmental Planning Instruments

EPI	Matters for Consideration	Comply (Y/N)
State Environmental Planning Policy (Biodiversity & Conservation) 2021	Chapter 4: Koala Habitat Protection 2021	Y
Sustainable Buildings SEPP	Not applicable as Concept DA only. However, Chapter 3 of this SEPP will apply to a future development application proposing the construction of buildings on the site.	N/A
State Environmental Planning Policy (Planning Systems) 2021	Chapter 2: State and Regional Development • Section 2.19(1) declares the proposal regionally significant development pursuant to Clause 3 of Schedule 6 as it comprises Council related development over \$5M.	Y

SEPP (Resilience & Hazards)	Chapter 4: Remediation of Land Section 4.6 - Contamination and remediation has been considered in the Contamination Report and the proposal is satisfactory subject to conditions.	Y
State Environmental Planning Policy (Transport and Infrastructure) 2021	Chapter 2: Infrastructure Section 2.119(2) - Development with frontage to classified road	Y
LEP	- Clause 2.3 – Permissibility and zone objectives - Clause 5.14 – Siding Springs Observatory - Clause 6.4 Groundwater Vulnerability	Y
DCP		Y

Consideration of the relevant SEPPs is outlined below.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 4: Koala Habitat Protection

Chapter 4 of this SEPP applies as the land is over 1ha in size. The subject land is mostly cleared of vegetation. Vegetation is limited to maintained turf and scattered ornamental and shade trees around the pool perimeter and along fence lines. It is expected that two (2) small, non-significant trees located near the proposed change rooms/plant area are proposed for removal to accommodate the new building. While a search of the NSW Government's Bionet has found 12 records of koala sightings within 5kms of the subject land, the site contains no koala feed tree species and is therefore not considered potential or core koala habitat. Council can therefore grant consent to the development application without further assessment.

State Environmental Planning Policy (Planning Systems) 2021 ('Planning Systems SEPP')

Chapter 2: State and Regional Development

The proposal is regionally significant development pursuant to Section 2.19(1) as it satisfies the criteria in Clause 3 of Schedule 6 of the Planning Systems SEPP as the proposal is Council related development over \$5 million. Accordingly, the Western Regional Planning Panel is the consent authority for the application. The proposal is consistent with this Policy.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4: Remediation of Land

The land is recreation land. There is no known information that suggests the land may have been previously used for potentially contaminating activities according to Council records. No contaminated land is registered on councils' records. No further investigations required.

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2: Infrastructure

Clause 2.119 applies to development that has a frontage to a classified road. The site has frontage to the Newell Highway which is a classified road, however direct vehicular access is available from Edwards Street with the access point approximately 110m from the intersection with the Newell Highway. The proposal is considered to be consistent with clause 2.119 as the proposal is unlikely to significantly increase traffic that would impact on the safety and efficiency of the Newell Highway. The proposed use is not sensitive to traffic noise or emissions.

Warrumbungle Local Environmental Plan 2013

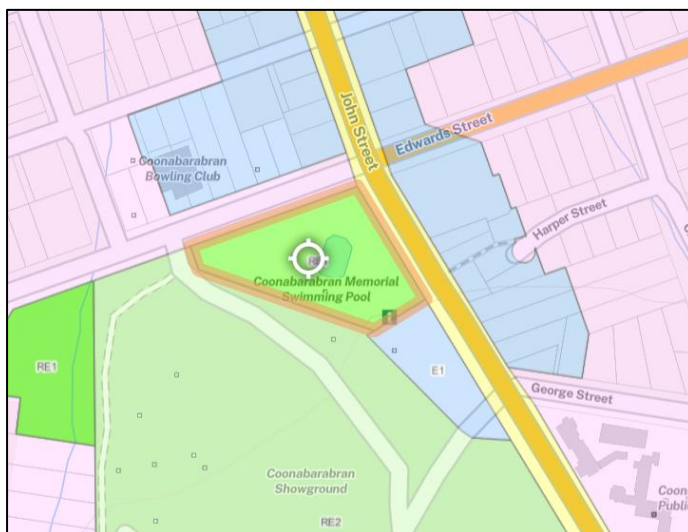
The relevant local environmental plan applying to the site is the Warrumbungle Local Environmental Plan 2013 ('the LEP'). The aims of the LEP are:

- (aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
- (a) to encourage sustainable economic growth and development in Warrumbungle,*
- (b) to encourage and provide opportunities for local employment growth and the retention of the population in Warrumbungle,*
- (c) to encourage the retention of productive rural land for agriculture,*
- (d) to identify, protect, conserve and enhance Warrumbungle's natural assets,*
- (e) to identify and protect Warrumbungle's built and cultural heritage assets for future generations,*
- (f) to facilitate the equitable provision of social services and facilities for the community,*
- (g) to provide for future tourist and visitor accommodation in a sustainable manner that is compatible with and will not compromise the natural resource and heritage values of the surrounding area.*

The proposal is consistent with these aims as the proposal is for the redevelopment of an existing community asset in a manner consistent with the adopted Coonabarabran Memorial Pool Master Plan.

Zoning and Permissibility (Part 2)

The site is located within the RE1 – Public Recreation Zone pursuant to Clause 2.2 of the LEP, as shown in the following zoning map.



According to the definitions in Clause 4 (contained in the Dictionary), the proposal satisfies the definition of recreation facility (outdoor) which is a permissible use with consent in the Land Use Table in Clause 2.3.

The zone objectives include the following (pursuant to the Land Use Table in Clause 2.3):

- *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 proposal is considered to be consistent with these zone objectives as the proposal is for the redevelopment of an existing recreation facility.

General Controls and Development Standards (Part 2, 4, 5 and 6)

The LEP also contains controls relating to development standards, miscellaneous provisions and local provisions. The controls relevant to the proposal are considered in **Table 3** below.

Table 3: Consideration of the LEP Controls

Control	Requirement	Proposal	Comply
5.14 Siding Spring Observatory – Maintaining Dark Sky	Minimise external lighting	Concept DA only. No specific lighting details provided.	To be determined as part of future DA(s).
Clause 6.4 Groundwater Vulnerability	Minimise impacts on groundwater.	Concept DA only. No detailed assessment required.	To be determined as part of future DA(s).

The proposal is considered to be generally consistent with the LEP.

(b) Section 4.15 (1)(a)(ii) - Provisions of any Proposed Instruments

There are no proposed instruments which have been the subject of public consultation under the EP&A Act that are relevant to the proposal.

(c) Section 4.15(1)(a)(iii) - Provisions of any Development Control Plan

The following Development Control Plan is relevant to this application:

- *Warrumbungle Development Control Plan 2015 ('the DCP')*

Access & Parking-

Comment: No change is proposed to existing access or parking arrangements.

Bushfire Prone Land

Comment: The subject land is mapped as bushfire prone. There are no specific provisions in Planning for Bushfire Protection 2019 for outdoor recreation facilities.

Further consideration of bushfire impacts can be undertaken, if required, as part of future development applications.

Contaminated land-

Comment: The land is recreation land. There is no known information that suggests the land may have been previously used for potentially contaminating activities according to Council records. No contaminated land is registered on councils' records. No further investigations required.

Heritage conservation-

Comment: The site does not contain a heritage item and is not in a heritage conservation area. No heritage items are located in the vicinity of the site.

Flood prone land-

Comment: The lot is not identified as being flood prone land as per the WLEP2013.

Development Contributions

Development Contributions are not required for the proposed development as Council's Development Contributions Plans provide exemptions for Council related community infrastructure.

(d) Section 4.15(1)(a)(iiia) – Planning agreements under Section 7.4 of the EP&A Act

Not applicable.

(e) Section 4.15(1)(a)(iv) - Provisions of Regulations

Section 61 of the 2021 EP&A Regulation contains matters that must be taken into consideration by a consent authority in determining a development application, with the following matters being relevant to the proposal:

- Dark Sky Planning Guideline

The lot is located within Warrumbungle Shire Council. As a Concept DA only, no conditions are required. Based on the information provided it is unlikely that the proposed development would have a negative impact on the Siding Springs Observatory, subject to conditions regarding outdoor lighting. A new development application will be required for the works associated with the pool redevelopment and that application will need to fully consider potential impacts on the Observatory.

Section 62 (consideration of fire safety) and Section 64 (consent authority may require upgrade of buildings) of the 2021 EP&A Regulation may be relevant to the proposal. However, as this DA is a Concept DA only, these matters will be considered as part of future development applications.

These provisions of the 2021 EP&A Regulation have been considered and are addressed in the recommended draft conditions (where necessary).

3.2 Section 4.15(1)(b) - Likely Impacts of Development

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality must be considered.

In this regard, potential impacts related to the proposal have been considered in response to SEPPs, LEP and DCP controls outlined above.

The consideration of impacts on the natural and built environments includes the following:

- Context and setting – The proposal is considered to be generally consistent with the context of the site, in that the proposed use is the same as the existing use and the proposed redevelopment will provide improved facilities for the local community in a manner consistent with the adopted Master Plan for the site.
- Access and traffic – The proposed redevelopment will not change existing access and parking arrangements, as the concept plans do not relate to the existing car parking area. As the proposal is a redevelopment of an existing use, it is not considered that the proposal will significantly increase traffic generation.
- Public Domain – As the site is owned by Council, the site is a part of the public domain. The redevelopment of the existing facility will provide improved amenities for the local community. Further assessment of this matter will be undertaken as part of future development application(s).
- Utilities – The site is connected to all available utilities. The applicant has advised that minor upgrades or relocations of utilities may be required to comply with current standards and capacity, to be coordinated with relevant authorities. Further assessment of this matter will be undertaken as part of future development application(s).
- Heritage – The site does not contain a heritage item and is not in a heritage conservation area. There are no heritage items in the vicinity of the site.
- Other land resources – The proposal will have no impact on any water catchment, mining activity or agricultural land.
- Water/air/soils impacts – Future construction of the development will be the subject of further development applications, during which detailed assessment of potential water/air/soil impacts will be undertaken. Based on the information provided with this application, it is considered that the proposal will have minimal impacts that can be addressed through conditions of consent of those further development applications.
- Flora and fauna impacts – Vegetation on site is limited to maintained turf and scattered ornamental and shade trees around the pool perimeter and along fence lines. It is expected that two (2) small, non-significant trees located near the proposed change rooms/plant area are proposed for removal to accommodate the new building. Council's Environmental Compliance Officer has noted a registered sighting of a masked lapwing on the site. This is a common bird and is not threatened or vulnerable. The proposal will have no significant impact on flora or fauna.
- Natural environment – The proposed redevelopment will have no significant impact on the existing landform.
- Noise and vibration – Future construction of the development will be the subject of further development applications, during which detailed assessment of potential noise and vibration impacts will be undertaken. Based on the information provided with this application, it is considered that the proposal will have minimal impacts that can be addressed through conditions of consent of those further development applications.

- Natural hazards – The subject land is mapped as bushfire prone. There are no specific provisions in Planning for Bushfire Protection 2019 for outdoor recreation facilities. Further consideration of bushfire impacts can be undertaken, if required, as part of future development applications. The site is not known to be flood prone.
- Safety, security and crime prevention – Future construction of the development will be the subject of further development applications, during which detailed assessment of potential safety issues will be undertaken. Based on the information provided with this application, it is considered that the proposal will have minimal impacts that can be addressed through conditions of consent of those further development applications.
- Social impact – The proposal will have positive social impacts through the provision of improved facilities for the local community.
- Economic impact – The proposal will have positive economic impacts through construction activity and ongoing employment opportunities.
- Site design and internal design – As the proposed redevelopment is consistent with the adopted Master Plan for the site, the proposal is considered acceptable in relation to site design.
- Construction – Conditions relating to construction are appropriately address as part of future development applications for the site.
- Cumulative impacts – Given there is no proposed change in use, it is considered that there are no adverse cumulative impacts arising from the proposal.

Accordingly, it is considered that the proposal will not result in any significant adverse impacts in the locality as outlined above.

3.3 Section 4.15(1)(c) - Suitability of the site

Given there is no proposed change of use and the existing pool has been located on the site for a long period of time, the site is considered suitable for the development.

3.4 Section 4.15(1)(d) - Public Submissions

No submissions were received to the exhibition of the development application.

3.5 Section 4.15(1)(e) - Public interest

As the proposed redevelopment will result in improved facilities for the local community in a manner consistent with the adopted Master Plan for the site, and as there were no submissions, the development is considered to be in the public interest.

4. REFERRALS AND SUBMISSIONS

4.1 Agency Referrals and Concurrence

No agency referrals or concurrences were required.

Table 1: Concurrence and Referrals to agencies

Agency	Concurrence/ referral trigger	Comments (Issue, resolution, conditions)	Resolved
Concurrence Requirements (s4.13 of EP&A Act) N/A			
Referral/Consultation Agencies N/A			
Integrated Development (S 4.46 of the EP&A Act) N/A			

4.2 Council Officer Referrals

The development application has been referred to various Council officers for technical review as outlined **Table 6**.

Table 2: Consideration of Council Referrals

Officer	Comments	Resolved
Building	Conditions recommended.	Y
Environmental Compliance Officer	Contaminated Lands: The lot is not located on Councils contaminated lands register or up until 09/04/2026 the EPA's List of Notified Sites. The property file does not indicate any previous use that is likely to contaminate the land. State Environmental Planning Policy (Biodiversity and Conservation) 2021: Koala Habitat - The land is zoned RE1 and no koalas have been sighted on the lot, but there have been Koala sightings within 10 km of the lot. State Environmental Planning Policy (Primary Production) 2021: Not applicable the land is not zoned RU1 Primary Production, State Environmental Planning Policy (Resilience and Hazards) 2021: Not applicable, not a coastal or Hazardous Development. Terrestrial Biodiversity: The Site is not identified as being affected by Terrestrial Biodiversity under the WLEP2013. Groundwater: The site is identified as groundwater vulnerable under the WLEP2013. Riparian and Watercourse: The site is not identified as being affected by riparian land or watercourses under the WLEP2013. Biodiversity Values Map and Threshold Tool: The lot is not located within the Biodiversity values mapping.	Y

	Bushfire: The lot is located within the bushfire prone land. Bushfire Land provisions need to be applied to the development. Native Flora/Fauna: There are registered sighting of flora or fauna on file for the lot, the development must ensure that any species found onsite are protected and noted. AHIMS: A search of the AHIMS Web Services shows no aboriginal sites or places are registered in or near the location with a 50m buffer.	
Warrumbungle Water	The memo provided by Fuse consulting satisfies the RFI and I have determined no infrastructure upgrades to water mains to supply the facility with water are required. There are existing water and sewer connections to the facility, it is anticipated that these will be reutilised.	Y

The outstanding issues raised by Council officers are considered in the Key Issues section of this report.

4.3 Community Consultation

The proposal was notified in accordance with the DCP from 28 April 2026 until 15 May 2026. No submissions were received.

5. CONCLUSION

This development application has been considered in accordance with the requirements of the EP&A Act and the Regulations as outlined in this report. Following an assessment of the relevant planning controls and the issues identified in this report, it is considered that the application can be supported.

The proposal is for Concept Approval only with no building or other works to be undertaken. Pursuant to Section 4.22(5) of the EP&A Act, the likely impacts of the concept proposal have been considered and minimal impacts are likely. Further development consent will be required for the development (as a whole or in stages). More detailed consideration of the likely impacts of the proposal will be undertaken as part of those future development applications.

6. RECOMMENDATION

That the Development Application DA No 7/2026 for Concept Approval of the redevelopment of the Coonabarabran Memorial Swimming Pool at 26 Edwards Street, Coonabarabran be APPROVED pursuant to Section 4.16(1)(a) and 4.22 of the *Environmental Planning and Assessment Act 1979* subject to the draft conditions of consent attached to this report at Attachment A.

The following attachments are provided:

- Attachment A: Draft Conditions of consent
- Attachment B: Concept Plans