



Statement of Environmental Effects

Proposed Refurbishment of Galston Aquatic & Leisure Centre

412 Galston Road, Galston

December 2019 – Version 2

Architects of Arcadia

Statement of Environmental Effects

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Client and Land Details

Client: Architects of Arcadia
Subject Site: Lot 181 DP752048, 412 Galson Road, Galston
Proposal: Proposed Refurbishment of Galston Aquatic & Leisure Centre



Warwick Stimson RPIA
Director



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Terms and Abbreviations

| | |
|-------------------|--|
| BCA | Building Code of Australia |
| BCA Act | Biodiversity Conservation Act 2016 |
| Client | Architects of Arcadia |
| Council | Hornsby Shire Council |
| DCP | Hornsby Development Control Plan 2013 |
| EP&A Act, the Act | Environmental Planning and Assessment Act 1979 |
| LEP | Hornsby Local Environmental Plan 2013 |

1 Introduction

1.1 Project Overview

Stimson & Baker Planning has been engaged by Architects of Arcadia to prepare a Statement of Environmental Effects in relation to proposed refurbishment of the Galston Aquatic and Leisure Centre (GALC), located on the property known as 412 Galston Road, Galston.

The GALC has recently undergone renovation and refurbishment, but major problems exist with the condition of the existing roof over the 25m pool. This application seeks consent for the re-roofing of the existing facility.

The metal framed roof structure of the Centre over the 25m pool has been deteriorating for many years and is undergoing regular condition inspections by structural engineers. The monthly inspections are to confirm functionality and the structural integrity of the rusting metal roof steelwork. Repair options were investigated by the engineers and discussed with Hornsby Shire Council, but the rusting of the metal roof structure, and the use of lead-based paint require continual monitoring to allow ongoing use. In addition, the work involved in rectification means the roof linings have to be removed, with the structure encapsulated to prevent scattering of the lead paint during remediation. It was confirmed the best project outcome was to replace the roof structure completely. The existing roof shape can be improved on replacement, as presently, excessive amounts of leaf litter collect in the many valley gutters.¹

The area on which the Pool is located is zoned *RE1 Public Recreation* under *Hornsby Local Environmental Plan 2013* with the proposal being permissible with consent. However, it is noted that a part of the allotment is also zoned *SP2 Infrastructure*, presumably relating to Galston Road itself.

The land is owned by the State of NSW (Crown Land). In 1929 the land was dedicated for public recreation purposes, and in 1942 Hornsby Shire Council was gazetted as the trustee of the land. As trustee of the land, Council is able to grant owners consent for the proposed development, given it is the Crown Land Manager².

It is important to note that the proposed works to the GALC are intended to improve the existing asset. The existing 25m pool and learn-to-swim pool and not being altered in any way but are being re-roofed through this exercise. Some of the proposed works are included to provide additional amenity in the Centre, and to improve compliance with the relevant standards.

The proposal is defined as *development* in Section 4 of the Act. The Act stipulates that the development must not be carried out on the subject site until consent has been obtained. Furthermore, the application does not trigger any of the 'integrated development' provisions of the Act and so no third-party approvals are required.

¹ Extract from *Galston Pool Re-Roofing Feasibility*

² Section 2.23 of the *Crown Land Management Act 2016*

This report describes the proposed development and subject site in detail and undertakes an assessment of the proposal against the relevant aims, objectives and development provisions of Council's LEP and DCP, and Section 4.15 of the Act.

1.2 Report Structure

This Statement of Environmental Effects is structured as follows:

- Section 1: Introduction – provides an overview of the proposal, planning history for the site and background to the application.
- Section 2: The Site and Surrounds – provides an analysis of the subject site, development within the locality and a consideration of the local and regional context.
- Section 3: Project Description – provides a detailed description of the proposed development and its characteristics.
- Section 4: Statutory Considerations – provides for an assessment of the proposal against the specific planning instruments and policies that are applicable.
- Section 5: Key Planning Issues – provides an assessment of the key issues identified in the preparation of the application.
- Section 6: Section 4.15 Assessment – provides an assessment against section 4.15 of the EPA Act.
- Section 7: Conclusion and Recommendation – summarises the report and presents a recommendation.

1.3 Purpose of the Application

The GALC has recently undergone renovation and refurbishment, but major problems exist with the condition of the existing roof over the 25m pool. This application seeks consent for the re-roofing of the Pool building.

1.4 History of Development on the Site

The GALC was built and opened in 1969 with design and documentation in 1968 by architect Ross I Aynsley ARIBA ARIA. A Gymnasium was added on the south east corner next to the entry and opened in 1998. A Learn to Swim Pool was also added to the east of the existing 25m indoor pool in 2014 which enabled the Centre to continue to operate whilst the main 25m pool was refurbished in 2017.

1.5 Supporting Documentation

The proposed is accompanied by the following documentation:

| Documentation | Prepared by |
|-----------------------------------|---------------------------|
| Survey | Ireland & Associates |
| Architectural Drawings | Architects of Arcadia |
| Hydraulic Report/Stormwater Plans | Niven Donnelly & Partners |
| Erosion and Sediment Control Plan | Niven Donnelly & Partners |
| Flora & Fauna Assessment | Eco Logical Australia |

| Documentation | Prepared by |
|--|--|
| Bushfire Assessment Report | Building Code & Bushfire Hazard Solutions P/L |
| Landscape Concept and Tree Management Plan | Fiona Robbe |
| Original Construction Drawings | Ross I Aynsley |
| Skate Park | Civil & Structural Engineering Design Services |

1.6 Legislation, Environmental Planning Instruments and Policies to be considered

- *Biodiversity Conservation Act 2016*
- *Hornsby Local Environmental Plan 2013*
- *Hornsby Development Control Plan 2013*

1.7 Consent Authority

The consent authority for this application is Hornsby Shire Council

2 The Site and Surrounds

The subject site and its surrounds have the following characteristics.

| | |
|---------------------------------|---|
| Site Address | 412 Glaston Road, Galston |
| Lot/DP | Lot 181 DP 752048 |
| Site Area | 4.095 ha Approx |
| Local Government Area | Hornsby Shire Council |
| Zoning | RE1 Public Recreation and SP2 Infrastructure |
| Current Land Use | Galston Aquatic & Leisure Centre |
| Proposed Land Use | To be maintained as recreation |
| Surrounding Land Uses | Large lot residential, bushland and Galston High School |
| Topography | Generally flat around the subject building. |
| Terrestrial Biodiversity | Not mapped in LEP. |
| Heritage | The subject site is listed as an item of environmental heritage with local significance. |
| Flooding/Overland Flow | Not mapped in LEP. |
| Bushfire | Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation and its associated 100 metre buffer zone therefore the application of Planning for Bush Fire Protection - 2006 (PBP) must apply in this instance. |



Figure 1 Subject Site - Aerial

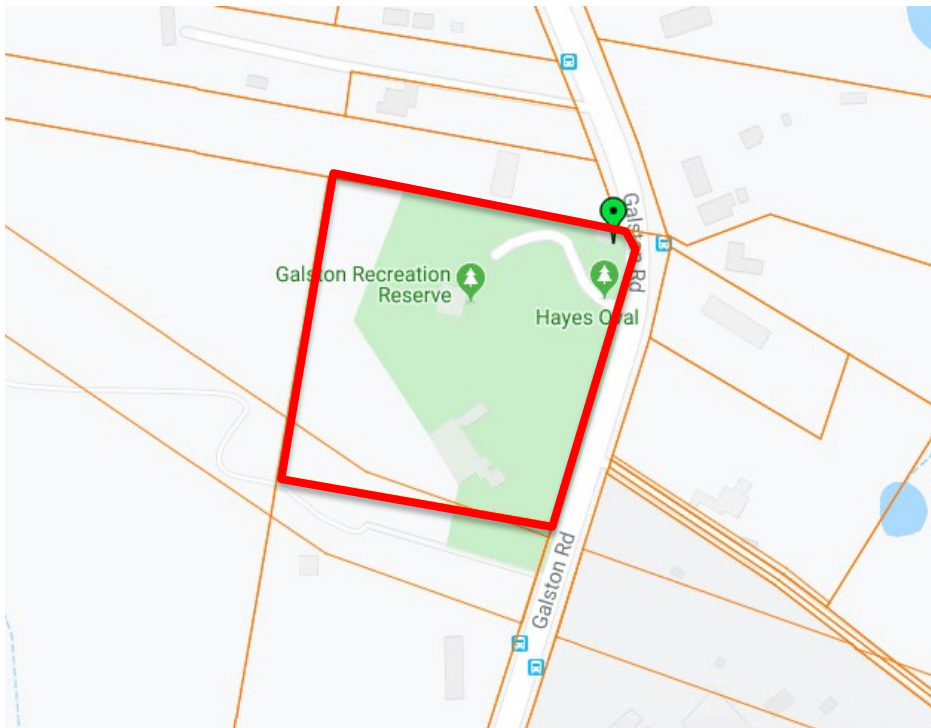


Figure 2 Subject Site - Cadastre

2.1 Surrounding Context

The GALC sits within the Galston recreation reserve, which comprises the pool complex, Galston skate park and Hayes Oval. Galston High School is located to the south-east of the site, while the remaining surrounding locality is characterised by larger lot residential uses, and bushland.

2.2 Ownership and Operation

The GALC is owned and operated by Hornsby Shire Council. There are currently up to 10 staff per day, consisting of; a Manager, an Assistant Manager and support staff working in 3 shifts 7 days per week. At any one time there are 3-4 staff on site.

The pool is open 363 days per year and is open generally from 5am to 8pm.

There are swim clubs, learner programmes, squads, aquarobics, general visitors and gym members. The attendance figures provided by the pool staff show a seasonal variance of attendance at both the pools and Gymnasium.

Some examples of recent attendance figures are:

- November 2017 8433
- February 2018 6632
- June 2018 5333

A median figure could be therefore 6632, as the November total is made up of 38% school groups who arrive by bus.

2.3 The Existing 25m Pool

The GALC has been in continuous use since 1969 apart from the pool refurbishment in 2017.

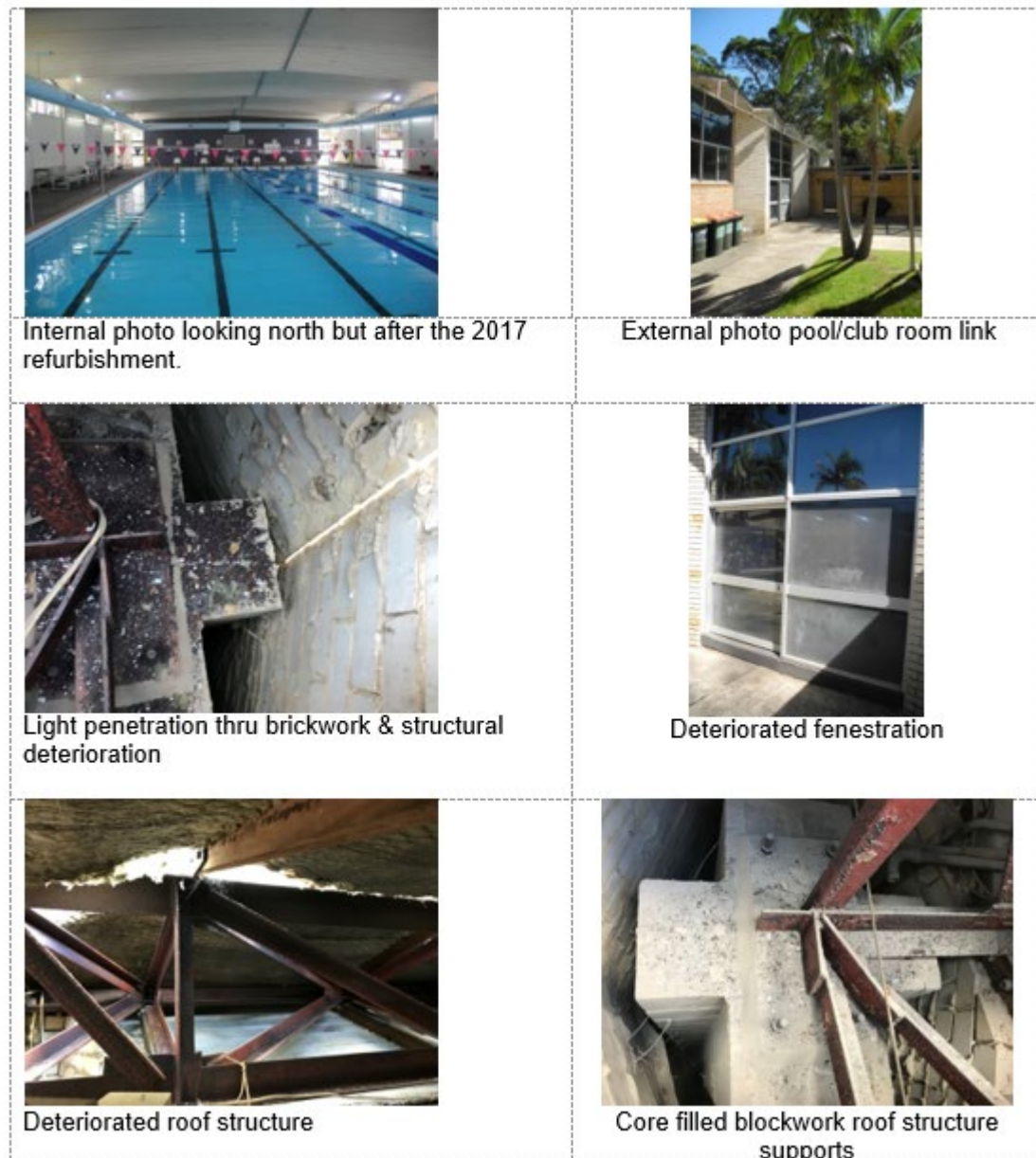


Figure 3 Photos extracted from Galston Pool Feasibility Report

The flat acoustic ceiling was removed in 2017 as the suspension rods were badly rusted. The 3-dimensional steel truss roof framing shows significant deterioration.

The 25m pool underwent significant works in 2017 which comprised the removal of degraded concrete and reinforcement to address concrete cancer in the pool walls, and installation of new reinforcement bars and concrete pool walls. In addition, the work included the removal of the deteriorated ceiling, connection to the sewer, upgrade of incoming electrical mains and a cosmetic amenities upgrade.

Whilst the new roof structure will result in increased internal gross floor area, this area is currently being used by patrons travelling between the two pools. No increase in visitors is expected to be generated as a direct result of the proposed re-roofing.

3.4 Vehicular Elements

No changes are proposed to the existing vehicular arrangements on site. The proposed works will not directly result in any increased demand or trip generation from the use of the site.

3.5 Management and Hours of Operation

No changes are proposed as part of this application to these aspects of the site's operation.

3.6 Signage

No signage is proposed as part of this application, apart from that shown (building identification signage) on the entry structure.

3.7 Stormwater Drainage

A stormwater drainage concept plan accompanies the application and demonstrates compliance with Council's controls.

3.8 Utilities

The site will be appropriately serviced to accommodate the proposed use.

3.9 Waste Management Strategy

No changes are proposed to the current waste collection processes that exist on site.

3.10 National Construction Code Compliance

All works will be carried and comply with the National Construction Code (now incorporating the BCA). A Construction Certificate will be required in relation to the proposal and it is expected that Council will require matters relating to NCC compliance.

3.11 Materials and Finishes

To combat the extremely corrosive environment within a heated and air-conditioned pool complex, the new roof structure will consist of 350mm diameter concrete columns and glulam Victorian Ash H3 treated rafters. The rafters will be fixed to the columns using the highest grade fabricated stainless steel connectors together

with underslung highest-grade stainless-steel rods and turnbuckles to minimise the glulam rafter size. Varying length Victorian Ash purlins will span between the rafters to support the roof.

The roof consists of a multi-layer lower acoustic perforated colorbond coated 100mm deep structural deck with trapezoidal acoustic glass wool infill. Over this is a TBA Firefly Flame Zone passive fire protection. On top is a 140mm wool insulation blanket and Kingspan Kingzip Linea 400 colorbond coated top sheet.

Proposed walls in the Flame Zone and BAL 40 which are not existing brickwork will be core filled blockwork, brickwork, CFC with Flame Zone or BAL 40 Firefly passive fire protection, or fire rated glass blocks.

Windows and doors will be designed as required by the engineered design solution. This will probably require automatic fire shutters, Flame Zone glazing and frames.

3.12 Phasing of Works

The proposed works are intended to be carried out over two phases, as shown in the following Figure.

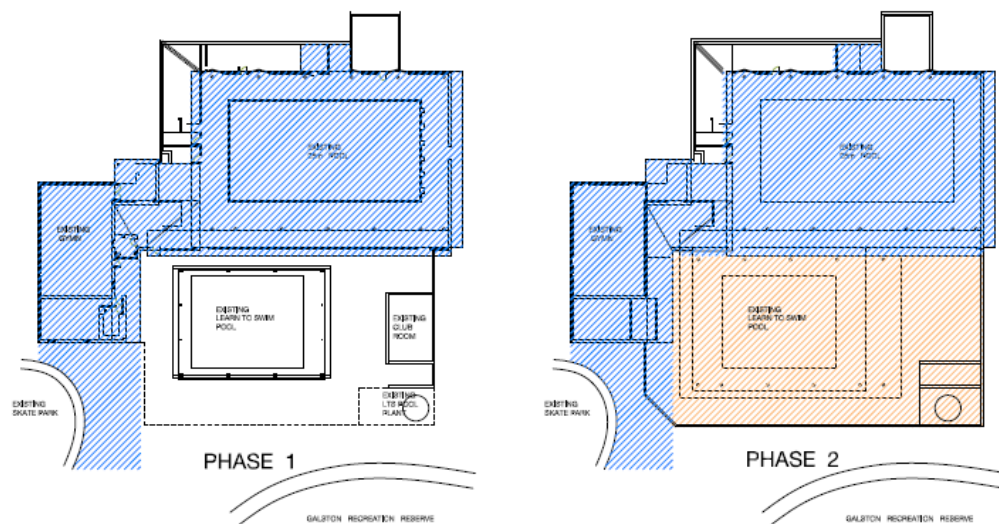


Figure 6 Phasing of works

4 Statutory Considerations

The applicable statutory planning instruments and relevant guidelines have been considered below.

4.1 Biodiversity Conservation Act 2016

The Biodiversity Offsets Scheme (BOS) applies to local developments assessed under Part 4 of the EPA Act that trigger the BOS threshold or is likely to have a significant effect on threatened species based on the 'test of significance' at s7.3 of the *Biodiversity Conservation Act 2016*. The Biodiversity Conservation Regulation 2017 sets out the threshold levels for when the BOS is triggered. The threshold has two elements:

- Whether the amount of native vegetation being cleared exceeds a threshold area;
- Whether the impacts occur on an area mapped on the Biodiversity Values map published by the Minister for the Environment

If clearing and other impacts exceeds either trigger, the Biodiversity Offset Scheme applies. However, should the extent of clearing be less than the threshold, the Offset Scheme will not apply.

An assessment against the Act has been undertaken and is discussed further in Section 5.1 of this report.

4.2 Hornsby Local Environmental Plan 2013

The Hornsby LEP is the main environmental planning instrument applicable to the subject site. The objectives of the LEP are as follows:

- (a) *to facilitate development that creates—*
 - (i) *progressive town centres, thriving rural areas and abundant recreation spaces connected by efficient infrastructure and transport systems, and*
 - (ii) *a well-planned area with managed growth to provide for the needs of future generations and people enriched by diversity of cultures, the beauty of the environment and a strong economy,*
- (b) *to guide the orderly and sustainable development of Hornsby, balancing its economic, environmental and social needs,*
- (c) *to permit a mix of housing types that provide for the future housing needs of the community near employment centres, transport nodes and services,*
- (d) *to permit business and industrial development that meets the needs of the community near housing, transport and services, and is consistent with and reinforces the role of centres within the subregional commercial centres hierarchy,*
- (e) *to maintain and protect rural activities, resource lands, rural landscapes and biodiversity values of rural areas,*
- (f) *to provide a range of quality passive and active recreational areas and facilities that meet the leisure needs of both the local and regional community,*
- (g) *to facilitate the equitable provision of community services and cultural opportunities to promote the well being of the population of Hornsby,*

- (h) to protect and enhance the scenic and biodiversity values of environmentally sensitive land, including bushland, river settlements, river catchments, wetlands and waterways,
- (i) to protect and enhance the heritage of Hornsby, including places of historic, aesthetic, architectural, natural, cultural and Aboriginal significance,
- (j) to minimise risk to the community in areas subject to environmental hazards, including flooding and bush fires.

It is submitted that the proposed development is not inconsistent with these objectives.

The subject site is zoned *RE1 Public Recreation* with the following zone objectives applying to that zone.

- 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.
- To protect and maintain areas of bushland that have ecological value..

The proposed development is consistent with the objectives of the zone in that:

- The use is permissible within the zone and the site will continue to be used for recreational purposes.
- The natural environment will not be negatively impacted as a result of the proposed development.
- The surrounding bushland has been appropriately considered in the preparation of this Development Application.
- The facility services the needs of the wider community

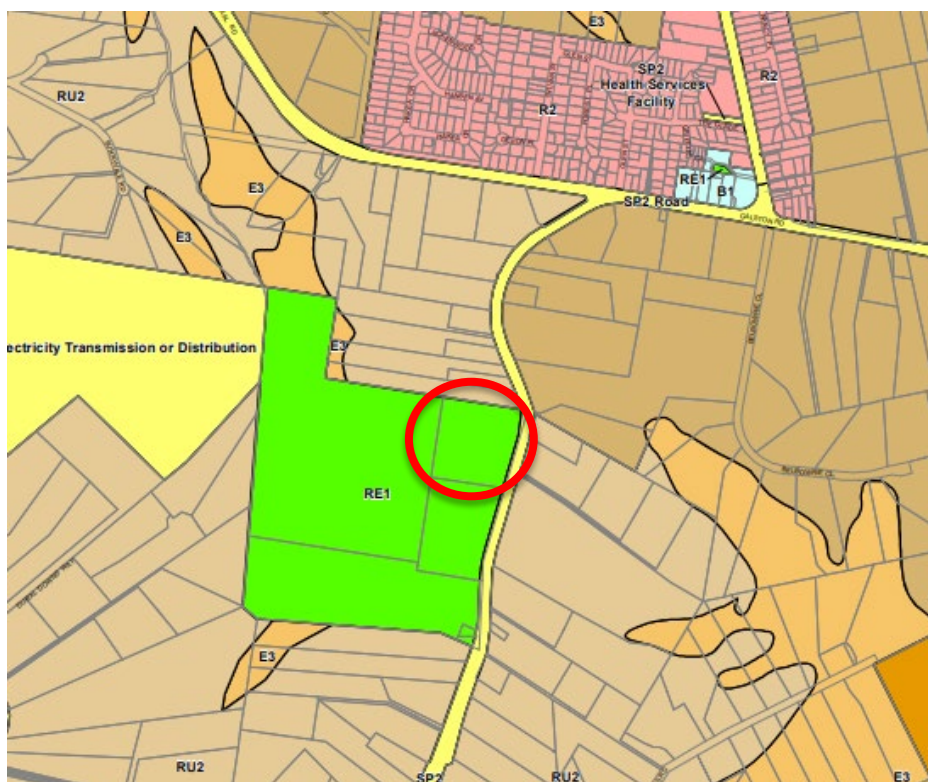


Figure 7 Land use zoning map

The Land Use Table of the LEP nominates *Recreation Facilities (Indoor)* as a permissible form of development in the zone. The Dictionary definition of *Recreation Facilities (Indoor)* is:

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

The following relevant clauses have also been considered in respect of this development proposal.

| Part 4 Principal Development Standards: | | | |
|---|-----------|----------|---------|
| Standard | Permitted | Proposed | Comment |
| 4.1 Minimum subdivision lot size: | N/A | N/A | |
| 4.2 Rural Subdivision: | N/A | N/A | |
| 4.3 Height of Buildings: | N/A | N/A | |
| 4.4 Floor Space Ratio | N/A | N/A | |

| Part 5 Miscellaneous Provisions | | |
|--|--|--|
| Provision | Comment | |
| 5.1 Relevant acquisition authority | N/A | |
| 5.1A Development on land intended to be acquired for public purposes | 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 permissible uses | N/A | |
| 5.6 Architectural roof features | N/A | |
| 5.7 Development below mean high water mark | N/A | |
| 5.8 Conversion of fire alarms | N/A | |
| 5.10 Heritage conservation | <p>The subject site is listed in Council's LEP as an item of environmental heritage (Item 439 – Galston Park and memorial) with local significance. Clause 5.10 requires Council to consider the potential effects of the proposed development on the heritage significance of the item. This is required regardless of whether a heritage management document is prepared.</p> <p>We submit that the re-roofing is minor works in the context of the heritage item, and that there will be no impacts arising as a result. There are no changes to the proposed use, or its offering to the community as a recreation facility. No works beyond the proposed roof are contemplated and so we consider there will be no perceptible impact on the heritage item. Moreover, we submit that a heritage management document (Heritage Impact Statement) would be an onerous requirement on the applicant given the small scope of works proposed.</p> <p>Clause 5.10 is satisfied with this proposal and Council can support the development accordingly.</p> | |
| 5.11 Bush fire 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 |
|---|--|---|
| 5.14 | Siding Spring Observatory—maintaining dark sky | N/A |
| 5.15 | Defence communications facility | N/A |
| 5.16 | Subdivision of, or dwellings on, land in certain rural, residential or environment protection zones | N/A |
| 5.17 | Artificial waterbodies in environmentally sensitive areas in areas of operation of irrigation corporations | N/A |
| 5.18 | Intensive livestock agriculture | N/A |
| 5.19 | Pond-based, tank-based and oyster aquaculture | N/A |
| Part 6 Additional Local Provisions | | |
| Provision | Comment | |
| 6.1 | Acid sulfate soils | N/A |
| 6.2 | Earthworks | N/A |
| 6.3 | Flood planning | N/A |
| 6.4 | Terrestrial biodiversity | Matters relating to biodiversity have been considered in the accompanying Eco-Logical report. It is submitted that the objectives of this clause have been satisfied and that Council is able to support the application on this basis. |
| 6.5 | Limited development on foreshore area | N/A |
| 6.6 | Restrictions on certain development in Dural Village | N/A |
| 6.7 | Location of sex services premises | N/A |
| 6.8 | Design excellence | N/A |
| 6.9 | Dual occupancies (attached) on land in certain rural zones | N/A |

4.3 Hornsby Development Control Plan 2013

The DCP contains finer grain controls for development proposals. This application comprises the replacement of an existing roof structure covering the GALC. No further works or construction are proposed as part of this application and so much of the DCP is considered to be irrelevant.

Key matters for this application, including the site being mapped as bushfire prone land, and potential biodiversity issues, have been addressed in the accompanying consultant reports. Similarly, Council's controls relating to stormwater and its disposal, have been addressed in the accompanying plans.

It is therefore submitted that the proposal is not inconsistent with the objectives of the DCP or its controls.

5 Key Planning Issues

The following impacts have been considered in the preparation of this development proposal.

5.1 Flora and Fauna

Eco Logical Australia were engaged to prepare the accompanying Flora and Fauna Assessment in the context of the potential impacts on native vegetation, threatened species, populations and communities listed under the NSW *Biodiversity Conservation Act 2016* and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. This included consideration of the APZ required by the bushfire assessment.

No threatened flora or fauna species were recorded during the field survey or during targeted nocturnal surveys within the study area. However, potential foraging and roosting habitat was present within the study area for threatened microchiropteran bat species. A Test of Significance (5-part test) under the BC Act was undertaken for microchiropteran bats and concluded that the proposed works is unlikely to have a significant impact.

The triggers for the Biodiversity Offsets Scheme (BOS) were assessed for the proposed re-roofing and APZ works. It is understood that the proposed development will not:

- Exceed the area clearing threshold;
- Impact on land mapped on the Biodiversity Values Map; or
- Result in a significant impact to any threatened ecological communities or species listed under the BC Act.

Therefore, the BOS will not be triggered, and a Biodiversity Development Assessment Report (BDAR) is not required to be submitted with the DA.

The report concluded as follows:

No other threatened flora or fauna were observed during the field survey. However, the site contains suitable habitat resources (foraging, roosting and/or nesting) for a number of threatened fauna and a number of hollow-bearing trees (HBTs) were present within the vegetation communities.

As a worst-case scenario up to 0.04 ha Sydney Turpentine Ironbark Forest and 0.11 ha of Sydney Sandstone Gully Forest will be removed/modified for the maintenance of the APZ. These impacts were assessed against the triggers for the Biodiversity Offset Scheme (BOS), as part of the BC Act. The impacts were not considered to trigger the BOS, and therefore assessment using the Biodiversity Assessment Methodology (BAM) and a BDAR is not required.

Taking a conservative approach, A Test of Significance were undertaken for the threatened ecological communities and fauna species listed under the BC Act (Sydney Turpentine Ironbark Forest and Microchiropteran bats), which may be impacted by the works. The

assessment is provided in Appendix C and concluded that it is unlikely that the proposal would significantly impact any ecological values listed under the BC Act.

Recommendations for the conservation and management of biodiversity values of the study area are:

- inclusion of a condition of consent to maintain all hollow-bearing trees within the APZ in the development approval.*
- development and implementation of a Vegetation Management Plan.*

The application is therefore considered to have addressed any matters relating to flora or fauna.

5.2 Bushfire

A Bushfire Impact Assessment report was provided by Building Code & Bushfire Hazard Solutions Pty Ltd. The report summarised the proposed development and the consideration of bushfire impacts as follows:

Hornsby Council's Bushfire Prone Land Map identifies the subject property as containing Category 1 Vegetation and its associated 100 metre buffer zone therefore the application of Planning for Bush Fire Protection - 2006 (PBP) must apply in this instance.

The vegetation identified as being the hazard is to the south and west of the subject building within the subject site and Galston Recreation Reserve.

As the subject building is considered as a place of public assembly (Class 9 structure) in accordance with Planning for Bush Fire Protection 2006 and the Rural Fire Services Fast Fact – Places of public worship and other public assembly buildings on bush fire prone land (October 2014), the proposal should be considered on its merits under section 4.14 of the Environmental Planning & Assessment Act 1979, with consideration of the specific objectives listed in 4.2.3 of PBP.

The report concluded as follows:

A fundamental objective underpinning the proposal has been to achieve a better bush fire outcome. In this regard it is noted that the proposal will result in:

- Creation of a defensible space for fire-fighters*
- Implementation of a Fuel Management Plan, ensuring ongoing management of the defensible space;*
- All new building works to comply with the relevant Bushfire Attack Level under AS3959;*

- *Ember upgrade package to the balance of the subject building;*
- *Implementation of a Bushfire Emergency Management Plan; and*
- *Improved access provisions for attending fire services.*

In accordance with the bushfire safety measures contained in this report, and consideration of the site specific bushfire risk assessment it is our opinion that the proposed development satisfies the aim and objectives of PBP 2006 and will result in an improved bushfire safety outcome.

The proposed development can therefore be supported on bushfire impacts grounds.

5.3 Stormwater and Flooding

A stormwater concept plan has been submitted with the development application demonstrating compliance with Council's requirements.

5.4 Erosion and Sediment Control

It is expected that Council would impose appropriate conditions of consent to ensure that erosion and sediment control measures were installed on the site prior to construction commencing.

5.5 Traffic Generation and Parking

The proposed development technically results in increased internalised gross floor area. However, this space is currently being used by patrons moving between buildings within the facility. The proposed works will add amenity to the facility but will not directly cause any increases in traffic generation or parking demand related to the operation of the pool. There will be no unacceptable impacts in this regard.

5.6 Visual Impact

There will be no negative visual impacts arising from this development being supported.

5.7 Services

The site is appropriately serviced to allow for the proposed development.

5.8 Social and Economic

There are no negative social or economic impacts considered relevant to the proposal.

6 Section 4.15 Assessment

An assessment of the proposal has been undertaken in accordance with the statutory requirements of the EPA Act. The following assessment against Section 4.15 of the EPA Act has been undertaken.

6.1 Section 4.15(1)(a)(i) – Any Environmental Planning Instruments

The relevant environmental planning instruments have been considered earlier in this report. These include the following:

- *Biodiversity Conservation Act 2016*
- *Hornsby Local Environmental Plan 2013*

The proposal is permissible with consent and is considered satisfactory when assessed against the relevant controls.

6.2 Section 4.15(1)(a)(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

There are no known draft Environmental Planning Instruments applicable to the subject site.

6.3 Section 4.15(1)(a)(iii) – Any Development Control Plan

Compliance against the relevant DCP's has been considered earlier in this report.

6.4 Section 4.15(1)(a)(iia) – Any Planning Agreement or Draft Planning Agreement entered into under Section 7.4

There are no known planning agreements that apply to the site or development.

6.5 Section 4.15(1)(a)(iv) – The Regulations

There are no sections of the regulations that are relevant to the proposal at this stage.

6.6 Section 4.15(1)(a)(v) – Any coastal zone management plan

Not relevant to the proposed development.

6.7 Section 4.15(1)(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

6.7.1 Natural Environment Impacts

Impacts will relate to the maintenance of the Asset Protection Zone, however the accompanying consultant reports demonstrate this can be undertaken without unacceptable risks on the bushland nature of the locality.

6.7.2 Social and Economic Impacts

The existing facility is in significant need of the proposed upgrade. There will be no negative social or economic impacts arising from its construction.

6.7.3 Built Environmental Impacts

The application would result in a new roof being constructed over the existing facility. Given the poor condition of the existing roof, the proposal is considered to be essential in the overall management of the Council asset.

6.8 Section 4.15(1)(c) – The suitability of the site for the development

The proposal is generally consistent with the planning controls that apply in this zone. Moreover, the objectives of the zone have been satisfied, ensuring that the proposed works would not result in any unacceptable impact on any adjoining landowners or buildings.

The site is considered to be suitable for the development for the reasons outlined below:

- The proposal is permissible with consent in the RE1 zone.
- The proposal represents an appropriate land use and built form located on an appropriately serviced site that is in an accessible location.
- The proposal is compatible with surrounding land uses.
- The proposal is minor in that it relates to the re-roofing of an existing Council owned facility.

6.9 Section 4.15(1)(d) – Any submission made

Council may undertake a notification process in accordance with its controls and policies. We welcome the opportunity to provide additional information in response to any submissions that may be received.

6.10 Section 4.15(1)(e) – The public interest

Given the type of development, its general compliance with the planning controls, how the objectives are satisfied and the suitability of the site it is considered that the public interest would not be jeopardised as a result of this development.

7 Conclusion and Recommendation

The proposed development has been assessed against the requirements of the Hornsby LEP and DCP and is considered to represent a form of development that is acceptable.

The proposed refurbishment would not result in any unacceptable impact on the locality.

The site will continue to be suitable for its ongoing use as a public recreation facility and this application will result in an essential re-roofing to ensure the long-term safety of users of the facility.

An assessment against Section 4.15 of the EP&A Act has not resulted in any significant issues arising.

Accordingly, it is recommended that the proposed development be approved.