



## **REVIEW OF ENVIRONMENTAL FACTORS**

### **UPGRADE AND EXTENSION OF THE EXISTING NETBALL AMENITIES BUILDING INCLUDING A NEW COVERED BARBEQUE AREA AT CINTRA PARK, CONCORD**

**LOT 7300 DP 1159824**

**MAY 2019**

Prepared by  
**Milestone (AUST) Pty Limited**

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## FOREWORD

Milestone (AUST) Pty Limited (Milestone) has prepared this Review of Environmental Factors (REF) for the City of Canada Bay Council. This REF assesses the potential environmental impacts that could arise from the proposed upgrade and extension of the existing netball amenities building including a new covered barbeque area at Cintra Park, Concord (Lot 7300 DP 1159824).

The REF has been prepared in accordance with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

On the basis of a site inspection by the authors of the REF, consideration of key environmental, economic and community aspects, and the information presented in this REF, it is concluded that by adopting the mitigation measures and recommendations contained in this assessment it is unlikely that there would be any significant adverse environmental impacts associated with the proposed activity.

## CERTIFICATION

This REF provides a true and fair assessment of the proposed activity in relation to its potential effects on the environment. It addresses all matters affecting or likely to affect the environment as a result of the proposed activity.

Name of the person(s) and who prepared the REF: Lisa Bella Esposito and Kira Liu  
Position of the person(s) who prepared the REF: Director and Town Planner

Signature:



Lisa Bella Esposito  
**Director**



Kira Liu  
**Town Planner**

Date: 22 May 2019

I have examined this REF and the certification and accept the REF on behalf of City of Canada Bay Council.

Name of the Reviewing Officer:  
Position of the Reviewing Officer:

Signature:

Date:

## PART 5 DETERMINATION

City of Canada Bay Council as the determining authority determines that the Proposal can proceed as described in the REF.

Name of City of Canada Bay Council Delegated Officer:  
Designation:

Signature:

Date:

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- Appendix B: Stormwater Concept Plan prepared by Canada Bay Council and marked by A Gudas
- Appendix C: Tree Replacement Map prepared by Canada Bay Council
- Appendix D: Construction Environmental Management Plan prepared by Zoic Environmental Pty Ltd
- Appendix E: Preliminary Concept Design Plan for St Lukes Stormwater Channel Naturalisation prepared by Thompson Berrill Landscape Design Pty Ltd
- Appendix F: Assessment of proposal pursuant to the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, prepared by Milestone (Aust) Pty Ltd

## 1 INTRODUCTION

### 1.1 Brief Description of The Proposed Activity

This Review of Environmental Factors (REF) has been prepared by Milestone (AUST) Pty Limited for the City of Canada Bay Council (Council) to assess the likely environmental impacts associated with the proposed upgrade and extension of the existing netball amenities building including a new covered barbeque area at Cintra Park, Concord (part of Lot 7300 DP 1159824).

The proposed works provide an extension to the southern side of the existing netball amenities building, which is located on the eastern side of the stormwater channel within Cintra Park, Concord (refer to **Figure 1**).

### 1.2 Permissibility and Type of Approval Sought

This REF has been prepared in accordance with the requirements of Clause 5.5 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). It includes an analysis of the subject site and the proposed activity in the context of the relevant State and local planning policy and instruments. It also identifies potential environmental impacts including integration with existing land use and infrastructure and details mitigation measures proposed.

### 1.3 Supporting Documentation

This report has been prepared with reference to the following:

- Concept Plans prepared by Conybeare Morrison International Pty Ltd, Revision A, dated 10 May 2019 (**Appendix A**) including:
  - Cover Page, Drawing No. REF 0000;
  - Drawing List, Drawing No. REF 0001;
  - Site Plan, Drawing No. REF 0010;
  - Ground Floor – Floor Plan, Drawing No. REF 1001;
  - Roof Plan, Drawing No. REF 1003;
  - Elevation – North, Drawing No. REF 2001;
  - Elevation – South, Drawing No. REF 2002;
  - Elevation – East, Drawing No. REF 2003;
  - Elevation – West, Drawing No. REF 2004;
  - Perspective – Game Observation Space, Drawing No. REF 9001; and
  - Perspective – Undercover barbeque Area, Drawing No. REF 9002.
- Stormwater Concept Plan prepared by Canada Bay Council and marked by A Gudas dated 9 April 2019 (**Appendix B**).
- Tree Replacement Map prepared by Canada Bay Council dated 15 April 2019 (**Appendix C**).
- Construction Environmental Management Plan prepared by Zoic Environmental Pty Ltd dated 10 May 2019 (**Appendix D**).
- Preliminary Concept Design Plan for St Lukes Stormwater Channel Naturalisation prepared by Thompson Berrill Landscape Design Pty Ltd (**Appendix E**).
- Assessment of proposal pursuant to the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, prepared by Milestone (Aust) Pty Ltd dated May 2019 (**Appendix F**).

## 2 PROPOSED ACTIVITY

### 2.1 Project Objectives

The main objective of the proposal is to deliver an upgraded amenities facility to support the growth of netball in the Inner West of Sydney and to provide enhanced facilities for the local community in Cintra Park, including a new outdoor covered barbeque area at the southern end of the amenities building. The proposed extension of the existing netball amenities building will provide a purpose designed redevelopment which responds to the requirements

of Inner Western Suburbs Netball Association (IWSNA), who have used the netball courts since 1966.

## 2.2 Location of Activity

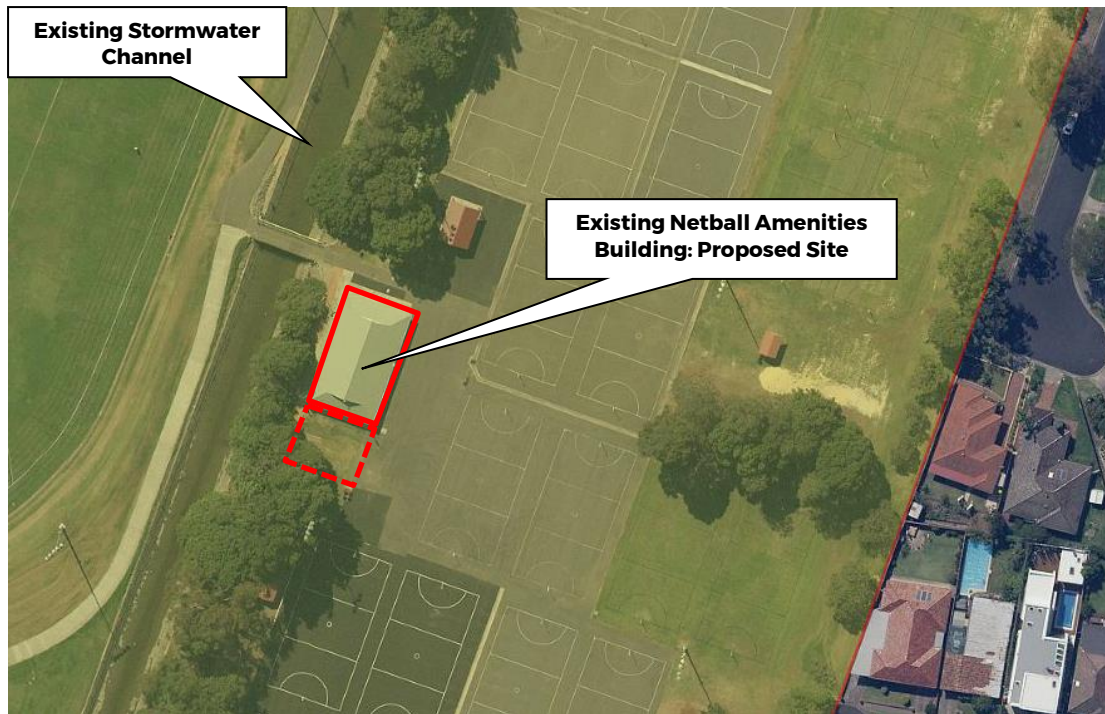
The proposed amenities building will be extended to the south of the existing netball amenities building. The amenities building is located to the eastern side of the stormwater channel within Cintra Park, Concord (Lot 7300 DP 1159824) within the LGA of City of Canada Bay (refer to **Figure 1**). Cintra Park is a well-established netball facility and also accommodates tennis courts and sporting fields.

Lot 7300 DP 1159824 also encompasses St Lukes Park which is physically separated by a stormwater channel and associated infrastructure to the west of Cintra Park. There are five sporting fields, identified as St Lukes Park Fields '1' and '2', St Lukes Park, St Lukes Park Oval and St Lukes Park North. (refer to **Figure 1**).



**Figure 1: Cintra Park Netball Courts and St Lukes Park, Concord**  
Source: Six Maps 2019





**Figure 2: Proposed Site**  
**Source: Six Map 2019**

### 2.3 Description of the Activity

The proposed activity includes the single storey extension of the existing amenities building as follows:

- Extension of the building to the south of the existing amenities building to provide an overall building footprint of 220m<sup>2</sup> (20m x 11m);
- Piled foundations as required;
- Tree removal and replanting;
- Reconfiguration and upgrade of internal spaces to the existing amenities building to provide improved administration and office spaces;
- New Canteen and Medical Room;
- Creation of an outdoor covered barbeque area with two additional bins;
- Relocation of the existing water fountain and provision of an additional water fountain;
- Provision of two additional showers and an additional toilet;
- Provision of air conditioning to the building;
- Refurbishment of the existing building;
- Upgrade services and existing locks;
- Upgrade privacy screens to existing toilets; and
- Landscaping and new paving.

The proposed building foundation, materials and colours of the external finishes will match the existing netball amenities building to provide a high quality complementary upgraded facility. Refer to Concept Plans prepared by Conybeare Morrison International Pty Ltd held at **Appendix A** for more details on the building design.

Minimal excavation (<500mm) may be required as part of the construction works related to the building extension for pile-cap and/or service trenching. To minimise spoil during foundation works, screw-pile techniques will be used.

#### Tree Removal

Removal of ten trees located to the south of the existing netball amenities building is required to facilitate the proposed works. These trees have been identified as Melaleucas, Allocasuarinas

and Pittosporums. Approval was provided by Council's Coordinator Tree Services on 17 May 2019 to remove the subject trees subject to replacement planting occurring within Cintra Park.

Thirteen trees will be replanted by Council to the east of the subject site in Cintra Park comprising a 25% canopy increase. Refer to Tree Replacement Map held at **Appendix C** for more details.

#### Typical Playing Schedule

The proposed upgraded and extended amenities building and associated facilities will be used by IWSNA during the following times:

- Competition: Saturdays from April to December; and
- Training: Weekday nights from April to December.

Aside from training and competitions, the barbeque facility and the existing disabled toilet will be available to the public and local community from 7am to 6pm, Monday to Sunday.

#### Car Parking

St Lukes Park and Cintra Park have access to the following car parks (refer to **Figure 3**):

- Car park No. 1 accessible from Gipps Street, Concord (Approximately 137 spaces);
- Car park No. 2 accessible from Gipps Street, Concord (recently constructed, approximately 35 spaces); and
- Car park accessible from Crane Street, Concord (Approximately 190 spaces).



**Figure 3: Car Parks**  
Source: Six Map 2019



The proposal does not include any modification to existing car parking infrastructure.

#### Access and Waste Management

All construction machinery and equipment to be utilised for the proposed works will be transported to the location of the proposed amenities building via Cook Avenue to the north east of the site (heavy vehicles) and Crane Street Car Park to the north west of the site for light vehicles) (refer to CEMP held at **Appendix D**). The number of vehicles, vehicle movements and specific quantities of waste and recycling materials generated by the proposed works will be determined prior to the commencement of the works and upon the successful appointment of a qualified contractor.

Full public access to Cintra Park not subject to proposed works is to be maintained during the course of construction works.

#### Construction Hours and Timeframe

The proposed works are scheduled to commence post Netball Winter Season 2019 (September 2019) and will occur during the construction hours of 7am to 5pm, Mondays to Saturdays. Works are not proposed on Sundays, Public Holidays or during the Christmas shutdown from 23 December 2019 to 5 January 2020. The proposed construction is scheduled to be completed prior to the start of Netball Winter Season 2020 with the upgraded facility re-opened in April 2020.

The public amenities will remain open for netball clubs during the course of the construction period and the remainder of building will be restricted and become a construction site. Council will provide netball clubs with temporary storage facilities (e.g. shipping container) during construction period located within close proximity within Cintra Park.

## **2.4 Licenses**

The subject site is not known to contain any species or endangered communities classified under the *Biodiversity Conservation Act 2016* and therefore the proposed activity does not require a Section 91 licence from the NSW Office of Environment and Heritage prior to the commencement of works.

The proposed activity is located to the east of the St Lukes Park stormwater channel and is classified as waterfront land. Pursuant to Section 38 of the *Water Management (General) Regulation 2017* however:

*"A public authority is exempt from section 91E (1) of the Act in relation to all controlled activities that it carries out in, on or under waterfront land."*

Having regard to the dictionary of the Water Management Act 2000, Council is classified as a 'public authority' and proposed works therefore do not require any controlled activity approval or license from the NSW Office of Water.

## **2.5 Reasons for the Activity and Consideration of Alternatives**

The proposed upgrade and extension to the amenities building is considered necessary to better support the substantial continued growth of the IWSNA members. Further the proposal for upgraded facilities meets the targets contained within the Canada Bay Local Planning Strategy (2010), the St Lukes and Cintra Parks Management Action Plan (2000) and Council's Recreation and Facilities Strategy (2013) including, however not limited to, provision of facilities, and increased utilisation of and visitation to parks, sporting and recreation facilities.

Having regard to the objectives of these documents, the proposed upgrade and extension of the existing netball amenities building will provide a tangible benefit to the local community and netball clubs.

Accordingly, the only alternative to the proposed activity is to take no further action. This would result in the continued use of the existing amenities building which is not sufficient to meet the growing demand of the IWSNA and poor management of key public assets, and would be

contrary to the objectives of the EP&A Act to achieve orderly, economic and sustainable development and use of land. This alternative would also be contrary to the objectives of the Local Government Act 1993 (LG Act) for the provision, management, improvement and development of goods, services and facilities, appropriate to the current and future needs of local communities and of the wider public, as well as contrary to the objectives of the Canada Bay Local Planning Strategy and Management Action Plan for St Lukes and Cintra Parks.

## 2.6 Crown Ownership

The subject site is Crown Land owned by the Department of Primary Industries. The subject site is under the care and control of Council who will undertake the development works. The proposed works are consistent with Section 4.3 of the Plan of Management dated November 2000.

The site is located wholly within Cintra Park and does not impact on the provision of any existing facilities or infrastructure operated by other Government agencies or utility providers. Liaison with Sydney Water has occurred during the design development of the proposed works and liaison with other relevant stakeholders including sewer, electricity and gas providers will be undertaken prior to and during works on the site.

## 2.7 Community Consultation

This REF will be publicly displayed to inform the community of the proposed activity for a four week period during May - June 2019. As part of the consultation process, Council will inform surrounding residents as follows:

- Site Information Posters displayed on the existing amenities building;
- Approximately 550 information flyers to be distributed to surrounding residential properties in the suburbs of Concord and Canada Bay; and
- This REF to be displayed on Council's Collaborate Website.

Further meetings and information presentations of the proposal to stakeholders will be provided by Council as required.

Any submissions received during the consultation period will be reviewed and considered by Council as necessary.

## 2.8 Stakeholder Consultation

Sydney Water proposes to undertake the naturalisation of St Lukes Park stormwater channel and this project will commence in 2020. Refer to the Preliminary Concept Design Plan held at **Appendix E** for more details.

Ongoing liaison will continue between Sydney Water and Council during the final design development of the project. More recently a meeting was held on site with Council Officers and Sydney Water Officers on 30 April 2019 to discuss the design and location of the proposed upgrade and extension of the amenities building. Sydney Water provided in-principle support at this meeting subject to further liaison being carried out to sign off the final design details of the stormwater outlet (which runs under the proposed building extension) to the St Lukes stormwater channel prior to the commencement of any works on site.

# 3 THE SITE

## 3.1 The Site and its Context

The proposed upgrade to the netball amenities building includes a building extension which is located to the southern side of the existing building. The amenities building is located on the eastern side of the stormwater channel within Cintra Park Netball Courts, Concord (Lot 7300 DP 1159824) (refer to **Figure 1**). Cintra Park is a well established netball facility which also accommodates tennis courts. The park is bound by Lyons Road to the north and Gipps Street

to the south and can also be accessed by Loudon Street, Thornton Street, Renown Street and Cook Avenue to the east.

Lot 7300 DP 1159824 also encompasses St Lukes Park and sporting fields being physically separated by a stormwater channel and associated infrastructure to the west of Cintra Park. Public toilets are located within the existing netball amenities building. Existing lighting is present at the site, including lighting for the netball courts.

Development to the east of Cintra Park consists of predominately low density established residential development comprising detached dwellings.



**Photo 1: Existing netball amenities building, view north west**



**Photo 2: Existing amenities building and footbridge, view from western side of the stormwater channel**



**Photo 3: Existing amenities building, view south west**



**Photo 4: Location for the extended amenities building, view west**



**Photo 5: Existing trees to the south of the existing amenities building to be removed, view north**



**Photo 6: Existing footpath to be retained and existing water fountain to be relocated, view south from the existing amenities building**





**Photo 7: Existing stormwater channel, view south from the footbridge located to the north west of the amenities building**



**Photo 8: Residential dwellings adjacent to Cintra Park, view east from the existing amenities building**

## 4 PLANNING CONTEXT

The following section provides an appraisal of the proposed activity having regard to the relevant State and any Commonwealth legislation applicable to the proposed activity as well as any provisions in statutory planning instruments that are relevant to the proposed activity.

### 4.1 Environmental Planning Assessment Act 1979

The EP&A Act establishes a framework for the assessment of environmental impacts associated with development. The EP&A Act establishes Environmental Planning Instruments (EPI) to control development activities including State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs) some of which include provisions relevant to the proposal. This section addresses the relevant legislation and EPI provisions that are relevant to the proposed development.

Under the EP&A Act, Council is classified as a 'proponent' and 'a determining authority' (under Part 5 of the EP&A Act) and must assess an activity under Part 5 of the EP&A Act if it may be carried out without development consent. The project is unlikely to have a significant impact on the environment and consequently an environmental impact statement is not required pursuant to Section 5.6 of the EP&A Act.

Section 5.5 of the EP&A Act requires that a determining authority in its consideration of an activity has a duty to consider the environmental impacts of the activity. Clause 228 of the EP&A Regulation lists those factors that must be taken into account when considering the likely impact of an activity on the environment. This REF addresses those heads of consideration and meets the requirements of the Act and regulations in relation to the assessment of development under Part 5 of the EP&A Act, contained within Section 5 of this report.

### 4.2 Threatened Species Conservation Act 1995

The City of Canada Bay Council holds information on flora and fauna in the LGA, contained within the following documents:

- Fauna of the City of Canada Bay LGA 2013-2014, prepared by InSight Ecology, dated August 2014, and;
- City of Canada Bay Flora Inventory, prepared by Gingra Ecological Surveys, dated 3 August 2009.

These reports provide a review of any vulnerable, endangered or critically endangered fauna and flora species in the City of Canada Bay LGA as listed in the Threatened Species Conservation Act 1995 (Threatened Species Act). Neither the flora nor fauna reports indicate the presence of any vulnerable, endangered or critically endangered fauna and flora species at the site.

Having regard to these reports, there are no fauna or flora species recorded on the site as being listed as critically endangered under the Threatened Species Act. On this basis a 'Test of Significance' is not required to be prepared for the proposed activity as part of this REF.

However, the proposed activity will have an impact on the fauna or flora of the area, in the form of the removal of ten trees from the locality. The proposed activity will result in the removal of ten trees across the subject site however removal will be kept to a minimum and Council has committed to plant thirteen additional new replacement trees to the east within Cintra Park, including 25% canopy increase as shown in **Appendix C**.

#### **4.3 Contaminated Land Management Act 1997**

In NSW, the management of contaminated land is also dealt with under the Contaminated Land Management Act 1997, the major objective of which is to *"establish a process for investigating and (where appropriate) remediating land that the Environmental Protection Authority (EPA) considers to be contaminated significantly enough to require regulation."*

The site is not listed on the EPA Contaminated Land Register and the Section 10.7 Certificate provided to Milestone (Ref. PC2019/0868) does not indicate that the site is contaminated.

The potential extent of contamination applicable to the site has been detailed within the Construction Environmental Management Plan (CEMP) dated 10 May 2019 held at **Appendix D**.

The previous investigation works (Contamination Assessment Report prepared by SMEC Testing Service, summarised in CEMP held at **Appendix D**) identified the contamination of the imported fill and gases generated by the imported fill. This report recommended that a capping layer for the proposed extended amenities building be provided in accordance with the recommendation of the report as follows:

"Removal of 0.2m of the soil/fill, then placing an impermeable HDPE (plastic) type barrier which is overtopped with a clean well compacted fill protection layer."

All construction works associated with the proposed activity will be carried out strictly within the requirements of the CEMP including measures to mitigate potential impacts.

#### **4.4 Protection of the Environment Operations Act 1997**

The *Protection of Environment and Operations Act 1997* (POEO Act) addresses water, land, air and noise pollution and waste management, making it illegal to pollute or cause or permit pollution of waters, and an offence to wilfully or negligently cause any substance to leak, spill or otherwise escape in a manner that harms or is likely to harm the environment. If a pollution incident occurs during an activity and it causes or threatens 'material harm' to the environment, by law the appropriate regulatory authority – either the local council or the EPA must be notified. Incident management procedures to be followed are outlined in the CEMP.

#### **4.5 Waste Avoidance and Resource Recovery Act 2001**

The *Waste Avoidance and Resource Recovery Act 2001* (WARR Act) provides the following objectives to moderate and reduce the impacts of waste on the environment:

- a) "To encourage the most efficient use of resources and to reduce environmental harm in accordance with the principles of ecologically sustainable development,
- b) To ensure that resource management options are considered against a hierarchy of the following order:
  - i. Avoidance of unnecessary resource consumption,
  - ii. Resource recovery (including reuse, reprocessing, recycling and energy recovery),
  - iii. Disposal,
- c) To provide for the continual reduction in waste generation,
- d) To minimise the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and the reuse and recycling of waste,



- e) To ensure that industry shares with the community the responsibility for reducing and dealing with waste,
- f) To ensure the efficient funding of waste and resource management planning, programs and service delivery,
- g) To achieve integrated waste and resource management planning, programs and service delivery on a State-wide basis,
- h) *To assist in the achievement of the objectives of the Protection of the Environment Operations Act 1997."*

A site specific CEMP has been prepared by Zoic Environmental Pty Ltd for the proposed activity prior to the commencement of work to ensure that no offensive noise, spills, leaks or discharge to the stormwater occurs as a result of the proposed activity and to ensure that all waste recovered from the site will be managed appropriately.

#### 4.6 Water Management Act 2000

The Water Management Act 2000 (WM Act) provides for the protection of waterfront land and the sustainable management of water resources in NSW. Under Section 91 of the WM Act, approvals are required for 'controlled activities' carried out in, on or under waterfront land and aquifer interference activities. The proposal is a controlled activity under the WM Act as it is being carried out on waterfront land.

Council is exempt from obtaining a controlled activity approval under Section 91E of the WM Act due to the application of Clause 38 of the Water Management (General) Regulation 2004. Further, Council's Project Manager has liaised with Senior Capability Assessor, Sydney Water regarding the proposed works and no issues were identified by Sydney Water.

It is understood that the aquifer interference approval provisions of the WM Act are not yet in force and that licensing or other matters relating to groundwater are still the subject of Part 5 of the *Water Act 1912*. A licence is generally only required if more than three megalitres per year would be extracted from excavations such as trenches, therefore a temporary licence under the Water Act 1912 is highly unlikely to be required for the proposed works.

#### 4.7 State Environmental Planning Policy (Infrastructure) 2007

The State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) seeks to facilitate the efficient development of infrastructure and service facilities. It establishes a planning regime that aims to provide regulatory certainty and efficiency by identifying the environmental assessment category into which development falls and identifying matters to be considered in the assessment of development.

The proposed development comprises the extension of the existing amenities building on land operated by Council. The proposed works can proceed without development consent pursuant to Clause 65(3) of the Infrastructure SEPP and Part 5 of the EP&A Act 1979 as follows:

*'(3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council:*

*(a) development for any of the following purposes:*

- (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,*
- (ii) recreation areas and recreation facilities (outdoor), but not including grandstands,*
- (iii) visitor information centres, information boards and other information facilities,*
- (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,*
- (v) landscaping, including landscape structures or features (such as art work) and irrigation systems,*
- (vi) amenities for people using the reserve, including toilets and change rooms,***
- (vii) food preparation and related facilities for people using the reserve,*
- (viii) maintenance depots,*
- (ix) portable lifeguard towers,*

*(b) environmental management works,*

*(c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).*

**Note.**

The term **building** is defined in the Environmental Planning and Assessment Act 1979 as including any structure.'

#### 4.8 State Environmental Planning Policy No. 55 – Remediation of Land

The State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55) seeks to ensure that the potential for contamination of land is considered by the Consent Authority through the rezoning or Development Application process. It establishes a planning regime that aims to provide regulatory certainty and efficiency by requiring the consideration of a preliminary contamination assessment. SEPP 55 requires that the Consent Authority needs to be satisfied that any contaminated land will be remediated and made suitable for the purpose for which the development is proposed to be carried out, before the land is used for that purpose.

Pursuant to Clause 7(1) and 7(2) of SEPP 55 the provisions of SEPP 55 are only applicable to development that requires the consent of a consent authority. The provisions of SEPP 55 are therefore not required to be considered for the proposed works or activity under Part 5 of the EP&A Act.

Previous investigation works include a Geotechnical Investigation Report, prepared by Geotechnique Pty Ltd dated 24 October 2008 (summarised in the CEMP held at **Appendix D**), which provides an understanding of the sub-surface soil conditions. The report reveals imported fill overlying the natural alluvial soils and weathered rock present on the site. Council has confirmed that any excavation will be minimal and that the proposed building foundation will be screw-piled, which is a displacement method that does not result in the generation of material above ground.

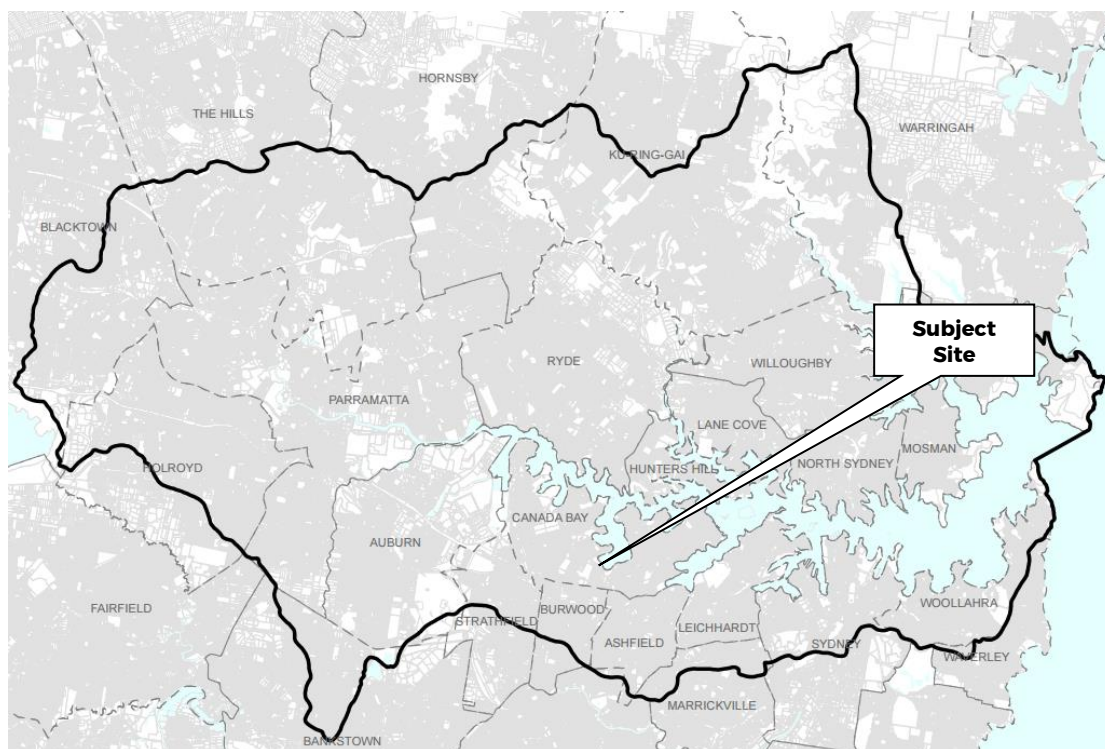
The Contamination Assessment Report prepared by SMEC Testing Service dated 25 June 2009 (summarised in CEMP held at **Appendix D**) assesses the contamination generated by the imported fill on the site. The site specific CEMP has been prepared with specific reference to previous contamination assessments to inform the construction of the proposed activity. The CEMP provides the overarching management of all potential environmental risks associated with the project.

#### 4.9 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) applies to the site and is a deemed SEPP. The site is located within the Sydney Harbour Catchment under SREP 2005 (refer **Figure 4**). The proposed development will satisfy the aims of the SREP 2005 and will not result in any significant adverse heritage, environmental, social or economic impacts on the site or the locality.

The proposal includes an extension to the existing netball amenities building. Pursuant to Clause 20(b) of the SREP 2005, the provisions in Division 2 “matters for consideration” in SREP 2005 must be considered for the proposed works or activity under Part 5 of the EP&A Act.

An assessment of matters for consideration within Division 2 have been addressed in detail and are held at **Appendix F**. The assessment concludes that the proposed extended amenities building will not adversely impact on the quality and amenity of Sydney Harbour Catchment and will achieve a high level of compliance with the requirements of SREP 2005.



**Figure 4: Sydney Harbour Catchment Map**  
Source: SREP 2005

#### **4.10 Management Action Plan & Landscape Master Plan for St Lukes & Cintra Parks**

The Management Action Plan & Landscape Master Plan for St Lukes & Cintra Parks (Action Plan) prepared by Parkland Environmental Planners in association with Mather & Associated Landscape Architects Pty Ltd dated November 2000 is a framework to guide long-term decision-making regarding the use and management of Cintra Park to integrate and accommodate the needs of Council, residents and users of Cintra Park. The proposed upgrade to the amenities building is consistent with the objectives of the Action Plan as follows:

- *"Reflect community values and expectations for future use of the parks*
- *Cater for the diverse recreation needs of the local community in an efficient and effective way.*
- *Meet legislative requirements for the preparation of Plans of Management for Crown land.*
- *Be consistent with Council's Management Plan, the generic plan of Management for Concord's Parks, and other Concord Council Strategies, Plans and policies.*
- *Develop detailed management actions*
- *Prepare a Landscape Master Plan that illustrates the actions required to implement proposed changes to the parks".*

#### **4.11 Canada Bay Local Environmental Plan 2013**

##### Zoning and Permissibility

The site is zoned RE1 Public Recreation pursuant to Canada Bay Local Environmental Plan 2013 (LEP 2013) (refer to **Figure 5**). The objectives of the RE1 Zone are:

- *"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 facilitate public access to and along the foreshore.*
- *To conserve public open space that enhances the scenic and environmental quality of Canada Bay."*

The proposal satisfies the objectives of the RE1 Public Recreation Zone.

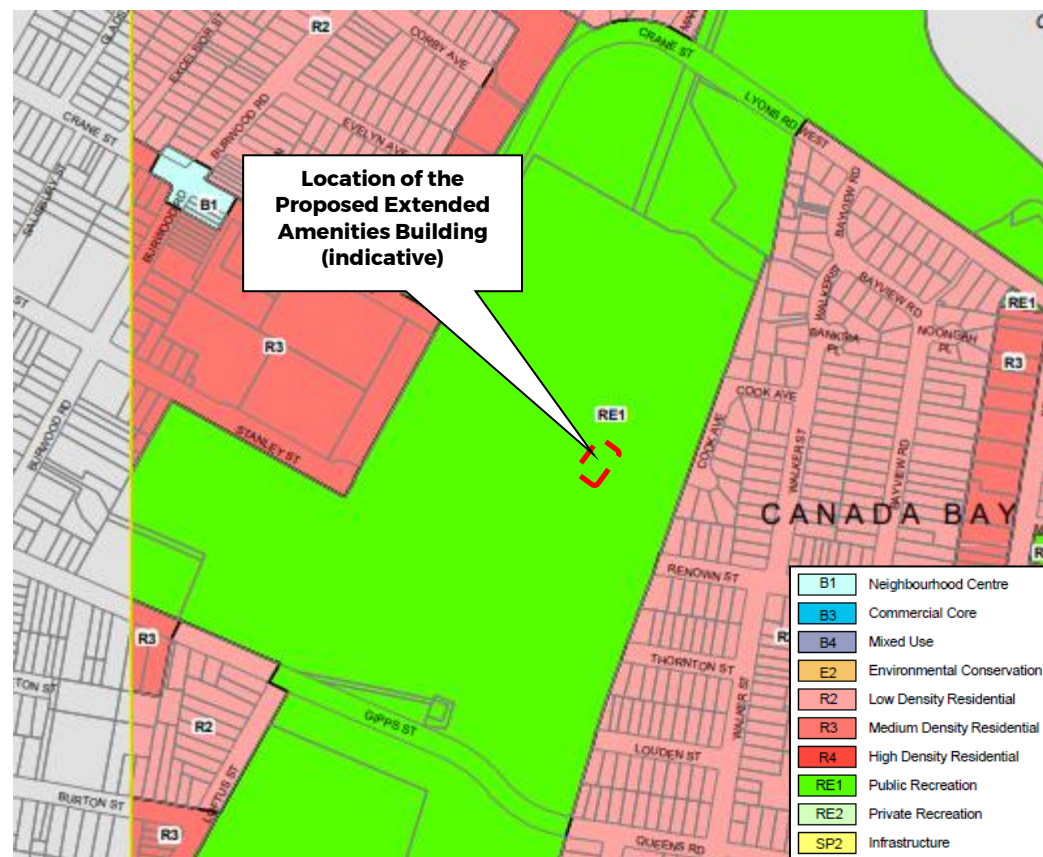
The proposed works comprise of an upgrade and extension of the existing netball amenities building and are permitted in the RE1 Public Recreation Zone under the “*recreation area*” land use definition as follows:

**“Recreation area** means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) A children’s playground, or
- (b) An area used for community sporting activities, or
- (c) A public park, reserve or garden or the like,

And any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).”

The amenities building is deemed as *ancillary buildings* in relation to “(c) A public park, reserve or garden or the like...” and is permitted development in the RE1 Zone pursuant under LEP 2013.



**Figure 5: Zoning Map**  
Source: LEP 2013

#### Height of Building

There is no maximum building height applicable to the site under Clause 4.3 of LEP 2013. The proposed extended amenities building has a maximum height of around 5.6m above natural ground level and will be consistent with the height of the existing amenities building. The proposed development will have minimal overall impact in terms of visual amenity, overshadowing and visual bulk. The upgraded facility which includes repainting and a new covered barbeque space

The proposed upgraded building is not anticipated to result in any significant adverse visual, amenity, overshadowing or view impacts and is therefore consistent with the objectives of Clause 4.3(1) of LEP 2013.

## Heritage

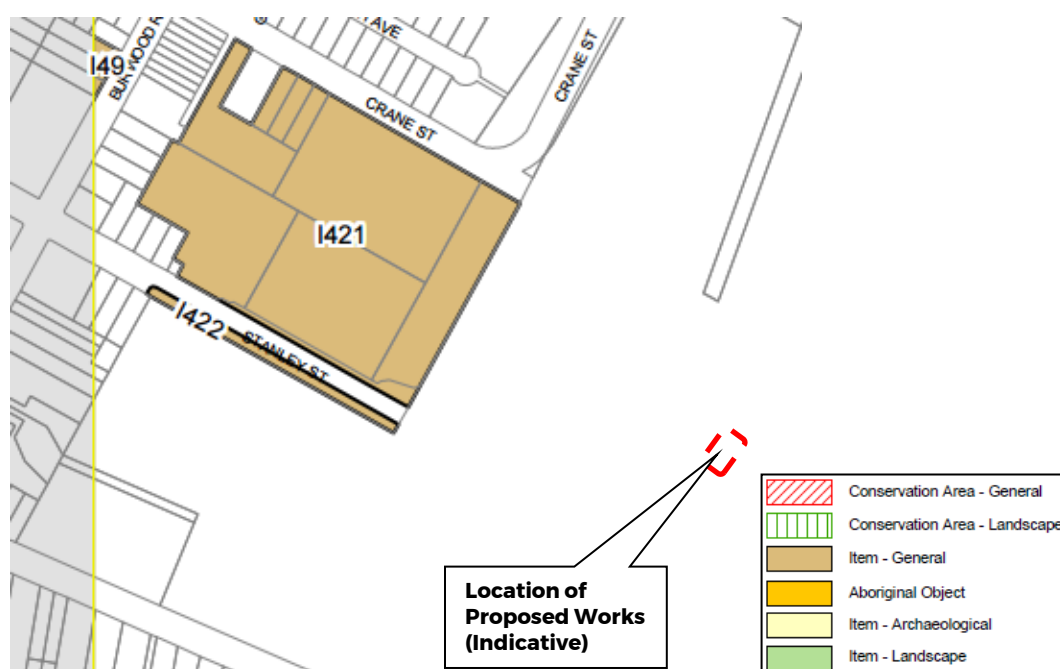
The subject site is not identified as a heritage item pursuant to Clause 5.10 of the LEP 2013.

The site is however within proximity to a number of heritage items, provided in **Table 1** below. The site is not located within, nor within proximity to, any Heritage Conservation Area.

**Table 1: Heritage Items within proximity to Cintra Park**

Item No.	Item Description	Address	Listing	Distance from proposed Works (Approximate)
I421	Concord High School Grounds	5 Stanley Street (Lot B, DP 414465; Lot 15, DP 8687; Lot 1, DP 60167; Lot 1, DP 59489; Lot 285, DP 752023)	Local	160m to the west
I422	Street Trees	Stanley Street	Local	160m to the west

An extract of the LEP 2013 Heritage Map is provided in **Figure 6** below.



**Figure 6: Heritage Map**  
Source: LEP 2013

Having regard to the location of proposed new works being of significant distance from heritage items identified in **Table 1** above, and the general minor nature of the works having regard to its overall size in context of the large open playing field character of the site, it is considered that the proposed activity is unlikely to result in any detrimental heritage impact to any surrounding heritage items and will be consistent with controls and objectives contained within Clause 5.10 of the LEP 2013.

## Terrestrial biodiversity

Clause 6.3 of the LEP 2013 relates to "Terrestrial biodiversity", and provides the following objective to maintain terrestrial biodiversity by:

- "(a) protecting native fauna and flora, and*
- (b) protecting the ecological processes necessary for their continued existence, and*
- (c) encouraging the conservation and recovery of native fauna and flora and their habitats"*

The site is not located within the vicinity of biodiversity land pursuant to Clause 6.3 of the LEP 2013.



### Acid Sulphate Soils

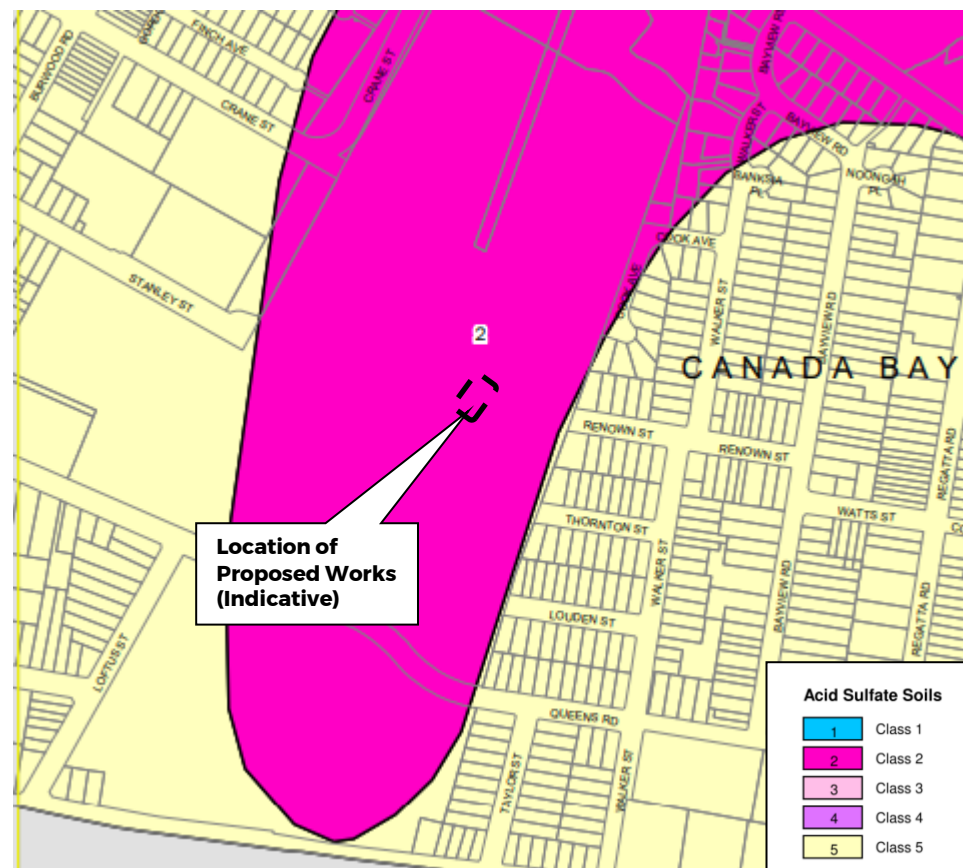
The site is located wholly within a Class 2 Acid Sulphate Soils (ASS) area under LEP 2013 (refer to **Figure 7**). The proposal includes the extension of the existing netball amenities building where the foundation will be screw-piled with limited excavation works. Therefore, it is considered that the proposed construction works is unlikely to result in the lowering of the water table pursuant to Clause 6.1(2) of the LEP 2013 below.

*“(2) Development consent is required for the carrying out of works described in the Table to this subclause on land shown on the Acid Sulphate Soils Map as being of the class specified for those works.*

*Class 2 -Works below the natural ground surface; Works by which the watertable is likely to be lowered.”*

The Geotechnical Investigation dated 24 October 2008 (summarised in the CEMP held at **Appendix D**) provides an understanding of the soil sub-surface conditions. Given that Council intends to utilise screw-piling method for the foundation of the amenities building, no additional excavation is anticipated. Where excavation is required it will be carried out in accordance with the recommendations of the CEMP.

Proposed construction activities will result in minimal soil erosion as no or minimal additional excavation activities are planned to be undertaken. Council will mitigate the risk of any erosion in accordance with the recommendations in the site specific CEMP (**Appendix D**).



**Figure 7: Acid Sulfate Soils**  
Source: LEP 2013

## 4.12 Canada Bay Development Control Plan 2013

The following sections of DCP 2013 are relevant to the proposal:

### Part 3 (Section 3.3) – Stormwater, Detention and Sediment control

Part 3 (Section 3.3) of the DCP 2013 relates to stormwater, detention and sediment control, and provides the following controls which have been reviewed.

Undertaking the activity will create the possibility for the sedimentation of waterways or water bodies in the locality. These impacts will be minimised by implementing the recommendations as detailed in the site specific CEMP (held at **Appendix D**) and associated Erosion and Sedimentation Control Plan dated 26 June 2009. Further, regular audits will be undertaken throughout the duration of the project to ensure the strict compliance with the CEMP and an updated Erosion and Sedimentation Control Plan will be prepared upon the appointment of the principal building contractor.

### Part 3 (Section 3.4) – Contamination

Part 3 (Section 3.4) of the DCP 2013 relates to contamination and provides the following controls:

Control	Proposal
<p>C1 For all development applications involving industrial, commercial, more than 2 residential dwellings or major redevelopment of sites, an initial evaluation for potential contamination must occur. The evaluation must address the following:</p> <p>(a) was or is the site currently zoned for industrial or defence purposes;</p> <p>(b) Do existing records held by Canada Bay Council show an activity listed in Table 2;</p> <p>(c) Is the site currently used for an activity listed in Table 2; and</p> <p>(d) Is Council aware of information concerning contamination impacts on land immediately adjacent the site which could affect the subject land? If after carrying out the above initial evaluation none of the enquiries suggest that the land might be contaminated, the planning process should continue in the normal way. If contamination is, or may be present, the applicant must investigate the site and provide Council with the information it needs to carry out its planning functions. It should be noted that Council may at any stage in the process, require a preliminary investigation to be undertaken if Council believes there is a possibility of contamination on the site.</p>	<p>Council will utilise screw-piling method for the building foundation and only minor excavation will be undertaken if required. All works must be conducted in accordance with the site specific CEMP.</p>

### Part 3 (Section 3.5) – Acid Sulphate Soils

Part 3 (Section 3.5) of the DCP2013 relates to acid sulphate soils and provides the following controls:

Control	Proposal
C1 If your property is within a potential acid sulphate area (Check Council's Acid Sulphate Soil Maps) and you intend to undertake building works that could disturb acid sulphate soils (i.e. if excavation at or below the ground water table is required) an evaluation of whether or not acid sulphate soils are present will need to be undertaken. Where acid sulphate soils are found to exist, an acid sulphate soils management plan will be required detailing the means which will be employed to minimise the impacts of the development on the wider environment from the soil.	Council will utilise screw-piling method for construction of the building foundation therefore minor excavation will be undertaken. All works must be conducted in accordance with the site specific CEMP.

### Part 3 (Section 3.8) – Preservation of Trees and Vegetation

Part 3 (Section 3.8) of the DCP 2013 relates to the preservation of trees and vegetation and provides the following controls:

Control	Proposal
C1 A person must not ringbark, cut down, top, lop, remove, injure or wilfully destroy any tree or other vegetation to which this development control plan applies if: (a) The tree has a height of, or greater than, four (4) metres; (b) The tree has a trunk girth of, or greater than, 500mm at any point; or (c) The tree is a cycad or mangrove, irrespective of its dimensions without a permit granted by the Council.	This item is acknowledged.
C2 If the tree or other vegetation is or forms part of a Heritage Item or is within a Heritage Conservation Area, then development consent is required.	Having regard to Part 4.1 of this report proposed works do not require development consent.
C3 The prohibition does not apply to with respect to the following works: (a) Emergency Works - any works carried out by Council, the State Emergency Services, the Rural Fire Service of NSW, or a public authority in response to an emergency; (b) Works carried out by State and Federal Government departments or Authorities under current legislative requirements; (c) Tree works carried out by Council or its agents on land owned or under the care and control of Council, provided that assessment of the tree work has been carried out in accordance with this DCP.	<p>Proposed works are not applicable to provisions (a) and (b) of this clause, however require assessment against this section of the DCP 2013. Pursuant to Clause 65 of the SEPP (infrastructure) tree removal cannot be undertaken via the REF process.</p> <p>Removal of 10 trees to the south of the existing netball amenities building is required to facilitate the proposal. These trees are identified as Melaleucas, Allocasuarinas and Pittosporums. Thirteen replacement trees will be planted to the east of the site in Cintra Park providing 25% canopy increase. Refer to tree replacement map held at <b>Appendix C</b> for more details.</p> <p>This REF is prepared on a conditional basis that consultation is undertaken with Council's Tree Management Officer, with appropriate permits obtained, prior to the undertaking of any tree removal at the site.</p>

Having regard to the structure of Council's DCP 2013, being specific development types on private land, given proposed works are located wholly on public land, no other sections are relevant to the proposal.

## **5 ENVIRONMENTAL IMPACTS AND MANAGEMENT**

### **5.1 Visual Amenity**

#### Visual Bulk Impacts

The general scale of the existing netball amenities building will be continued in overall height to provide an upgraded facility which complements the park setting. The repainting, new paving and upgraded facility with a new barbeque area and canteen will provide a positive visual impact when viewed from Cintra Park and St Luke's Park.

#### Visual Privacy

The proposed works are within the vicinity of residential dwellings located to the east of the site. The proposed location for the extended amenities building is located approximately 105m from the dwellings on Renown Street and the upgraded facility which continues to be single storey in scale will provide an overall height of 5.6m. In this regard, the proposed development will have minimal impact on the visual amenity of nearby residential properties and park users and subject to any matters raised following public consultation, the proposal will not present any unreasonable visual privacy impacts to surrounding properties and the community who use Cintra Park.

The external materials and finishes of the building are non-reflective, comprises a passive colour palette and the end result provides an upgraded building which sits comfortably within the open parkland environment.

#### Views

Extending the building to the south including tree removal will have a minimal overall impact on views to trees. When viewed from the east the proposed extended building will reduce some views to the trees that will be removed however the impact is considered acceptable as there is extensive planting along the stormwater channel.

The site and surrounding residential areas are not subject to any iconic or significant views or vistas.

### **5.2 Acoustic Amenity**

#### During Construction

The construction of the proposed upgraded and extended amenities building will give rise to minor noise and vibration impacts over a short duration of time. This impact is considered acceptable given both its temporary nature, its short duration (around 6 months) and the need to upgrade the existing amenities building.

Further, the proposed works will be carried out within noise guidelines for public places and sporting facilities contained within the CEMP, and therefore not present any unreasonable acoustic impact to surrounding residential areas.

#### Ongoing Use of Cintra Park

The proposed works are located within Cintra Park public recreation area, however are within proximity to residential development to the east of the site. It is acknowledged that the larger amenities building with the canteen and new barbeque area will generate more activity and activation and therefore increased acoustic impacts. Any increased acoustic impacts are considered to be reasonable and expected impacts for a park and will not have a detrimental impact to surrounding residential properties.

### 5.3 Traffic and Transport

#### During Construction

All machinery and equipment to be utilised for the proposed works will be transported to the location of the existing amenities building via Cook Avenue to the north east of the site (heavy vehicles) and Crane Street Car Park to the north west of the site (light vehicles) (refer to CEMP held at **Appendix D**). The number of vehicles, vehicle movements and specific quantities of waste and recycling materials generated by the proposed works will be determined prior to the commencement of the works and upon the successful appointment of a qualified contractor.

Although the number of vehicles required is yet to be determined, the number of vehicles will be small in relation to existing traffic volumes for sporting competitions and will not be likely to give rise to adverse impacts on queuing distances, traffic flows into, out of and around the site. In addition any impact will be of short duration.

#### Ongoing Use

During netball use, as the existing operating hours of Cintra Park are maintained, additional parking demand as a result of the proposed upgraded facility is not expected.

There may be a minor increase to the ongoing traffic generation of the site as a result of the proposal due to the new canteen and new barbeque area by community users outside of the netball use. The additional impacts are not however considered to pose any adverse impacts to the surrounding community as the dominant use of Cintra Park, as a recreational open space facility, is maintained.

### 5.4 Heritage

#### Aboriginal Heritage

A search of the NSW Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS) was undertaken on 30 September 2016. This search indicated that no Indigenous heritage items have been recorded within the site or immediately adjacent to the site. The proposal is located in an area that has been highly modified for a range of urban and recreational uses and therefore it is considered unlikely that any Indigenous heritage items would be located in the vicinity of the proposal, due to the past history of disturbance.

If previously unidentified Indigenous heritage items are uncovered during the work, all work in the vicinity of the find would cease and appropriate advice be sought from OEH by the contractor in order to mitigate potential impacts.

#### European Heritage

Having regard to section 4.10 of this report, the subject site is not identified as a heritage item pursuant to Schedule 5 of the LEP 2013, however is within proximity to a number of heritage items, provided within **Table 1**. The site is not located within, or within proximity to, any Conservation Area. The proposed development involves the extension of the existing amenities building which constitutes minor development in context to the Cintra Park and St Lukes Park precinct overall, with the location of proposed new works approximately 160m from the nearest heritage items identified in **Table 1**, it is considered that the proposed activity is unlikely to result in any detrimental heritage impact and will be consistent with controls and objectives contained within Clause 5.10 of the LEP 2013 and will not present any detrimental impact to these items by virtue of the works not significantly adversely impacting the setting, and views to and from the nearest heritage items from the public domain and surrounding properties.



## 5.5 Flora and Fauna

The site does not contain significant flora and fauna and consequently the proposed works will not give rise to any adverse impacts on flora and fauna. The provision of the extended amenities building necessitates the removal of ten trees. The trees to be removed are identified as Melaleucas, Allocasuarinas and Pittosporums and approval has been provided by Council's Coordinator Tree Services for their removal subject to the requirement for replacement planting.

Thirteen replacement trees will be planted to the east of Cintra Park providing 25% canopy increase. Refer to tree replacement map and planting guidelines held at **Appendix C**.

The proposal is likely to have some short term temporary impacts on the ecological values of Cintra Park due to disturbance to foraging wildlife and birds from both the tree removal and construction noise. The vegetation removal will be compensated with replacement planting which can provide further increased habitat for wildlife and birds. Therefore, the long term impacts will outweigh any short term negative impacts

## 5.6 Flooding and Stormwater

Milestone has not been provided within any flooding details for proposed works. The proposed works will result in a minor increase in impervious surfaces, being the concrete foundation of proposed buildings only, and will not significantly change the stormwater arrangements and infrastructure at the site. Accordingly, this REF is prepared on a conditional basis that consultation is undertaken with Council's Flooding and Stormwater Engineering divisions, to ensure the suitability of proposed works at the site, prior to the undertaking of works. Refer to concept Stormwater Plans held at **Appendix B**.

Additionally, it is recommended that sediment and erosion control measures be implemented by the principal contractor to Council's requirements during demolition and construction works. The stormwater design and any roof rainwater capture is to be in accordance with Council's requirements.

## 5.7 Socio Economic Impacts

### Construction

The construction works to provide an extended amenities building is unlikely to have an adverse socioeconomic impact. The noise and construction activity generated is temporary and will be generally undertaken during the daytime only. Council will erect signage prior to the commencement of construction to inform and direct the public.

Public access to all other areas of the park and within part of the existing amenities building not subject to proposed works is to be maintained during the course of construction works.

### Ongoing Use

The ongoing use of the building is unlikely to detrimentally affect the socio-economic context of the Cintra Park facility and the surrounding areas. The proposed extended amenities building will contribute to the ongoing use and management of the park, and will provide a functional recreation facility into the future, with minimal environmental impacts in accordance with the objectives of the St Lukes and Cintra Parks Management Action Plan (2000) and Canada Bay Local Planning Strategy 2010 - 2031 (June 2010).

The provision of an upgraded amenities facility will provide a significant positive contribution to the community to support the growth of netball in the inner west of Sydney and through the provisions of improved facilities in Cintra Park for the local community.

## 5.8 Soils and Geotechnical Impacts

The site is known to contain Acid Sulphate Soils. As Council intends to utilise screw-piling method for the foundation of the extended amenities building, minor excavation will be undertaken. It is noted that trenching for services have been designed to be shallower than 0.5m from the natural ground level. However, in the event that any excavation deeper than 0.5 metres below ground surface may be needed due to a revised construction method, the following documents are required to be prepared by suitable qualified persons:

- An Acid Sulphate Soils Management Plan.
- An updated Erosion and Sediment Control Plan.

## 5.9 Environmental Planning and Assessment Regulation 2000

Division 1 Clause 228 of the Environmental Planning and Assessment Regulation 2000 (the Regulations) provides factors to be taken into account when consideration is being given to the likely impact of an activity on the environment. Pursuant to Clause 228(2) of the Regulation the following matters must be taken into account:

Clause	Matters for Consideration	Section Reference
228(2)(a)	<i>any environmental impact on a community,</i>	5.1 through 5.8
228(2)(b)	<i>any transformation of a locality,</i>	5.1 through 5.2
228(2)(c)	<i>any environmental impact on the ecosystems of the locality,</i>	4.2, 4.8, 4.9, 5.1
228(2)(d)	<i>any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality,</i>	4.9, 4.11, 5.1, through 5.4
228(2)(e)	<i>any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations</i>	4.9, 5.1, through 5.4
228(2)(f)	<i>any impact on the habitat of protected fauna (within the meaning of the <u>National Parks and Wildlife Act 1974</u>),</i>	4.2, 4.11, 5.5
228(2)(g)	<i>any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air,</i>	4.2, 4.11, 5.5
228(2)(h)	<i>any long-term effects on the environment,</i>	4.1 through 5.8
228(2)(i)	<i>any degradation of the quality of the environment,</i>	4.1 through 5.8
228(2)(j)	<i>any risk to the safety of the environment,</i>	5.1 through 5.8
228(2)(k)	<i>any reduction in the range of beneficial uses of the environment</i>	2.5
228(2)(l)	<i>any pollution of the environment,</i>	4.3, 4.4, 4.5, 4.8, 5.8
228(2)(m)	<i>any environmental problems associated with the disposal of waste,</i>	4.5, 5.8
228(2)(n)	<i>any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply</i>	5.1 through 5.8
228(2)(o)	<i>any cumulative environmental effect with other existing or likely future activities,</i>	5.1 through 5.8
228(2)(p)	<i>any impact on coastal processes and coastal hazards, including those under projected climate change conditions.</i>	4.9, 5.6

Having regard to the matters contained within this report, and referenced in the table above, the proposal is considered to comply with the factors to be taken into account, pursuant to Clause 228(2) of the Regulations.

## 6 CONCLUSION

This REF concludes that the proposed upgrade and extension of the existing netball amenities building at Cintra Park, Concord can be undertaken without resulting in any significant adverse environmental impacts, subject to the recommendations of this report. In the absence of any significant environmental impacts as a result of the proposed activity and considering the broader social and economic benefits of the proposed works on the site, it is considered a satisfactory proposal.

### 6.1 Summary of Impacts

The proposed activity is considered to be in the public interest, as it will deliver the provision of an upgraded and extended netball amenities building with a new canteen and barbeque area which will provide a tangible benefit to the local community and regional sporting groups as well as contribute to the enhanced management and utilisation of key public assets and Crown Land. The proposal will provide long term benefits to the community through enhanced recreational facilities, enhanced amenities, visual improvement and the overall enhancement of Cintra Park.

Minor impacts associated with the proposed construction will include noise, vegetation removal, dust and limited additional vehicular movements which will be temporary in their duration. During construction works Council will provide information on the hoarding of the site to visitors and users advising of the proposed construction timeframes. Full public access to all other areas of the Cintra Park not subject to the proposed works is to be maintained during the course of construction works.

All appropriate measures will be implemented during construction and managed by Council to maintain positive community health and safety outcomes. Minor excavation works are proposed (limited to trenching for services) and the proposed construction works are limited to above ground which minimises overall environmental impacts and risks.

The proposed activity will result in a positive visual impact and enhancement as a result of an upgraded amenities facility.

The operation of the building is considered to not result in any significant adverse environmental impacts on the surrounding area although it is acknowledged that there will be additional activity and acoustic impacts on the site. The building is located an appropriate distance from the closest residential dwellings (located to the east) to ensure any ongoing operational impacts are reasonable and as expected for a park facility.

The final design details and BCA Compliance Statement of the amenities building will be reviewed by Milestone prior to construction works commencing to ensure positive design and environmental impacts are provided.

Based on the conclusions of this comprehensive review of environmental impact the overall effect of the proposed activity is considered acceptable in terms of the site and its context, subject to the recommendations provided in Section 6.2.

### 6.2 Summary of Recommendations

This REF is prepared on the scope of works identified in the accompanying concept design plans held at **Appendix A**, on the conditional basis that the following recommendations are undertaken prior to the commencement of the proposed works at the subject site:

1. All requirements and recommendations within the site specific CEMP are complied with.
2. Final design details, including materials and finishes of the amenities building to be reviewed by Council Officers and Milestone to ensure that positive visual, design and minimal environmental impacts are provided when viewed from public domain.
3. BCA Compliance Statement to be reviewed by Council Officers and Milestone to ensure compliance.

4. Council to continue to liaise with Sydney Water during the design development in relation to the final design details of the stormwater outlet leading to the St Lukes stormwater channel.
5. Further consultation to be undertaken with relevant key stakeholders within Council in relation to the final design details to ensure appropriate stormwater management and flooding management is provided.

The above recommendations are provided in order to minimise any potential adverse environmental impacts on the site and the surrounding properties and to preserve amenity to the surrounding locality.

**MILESTONE (AUST) PTY LIMITED**