

11.1 MULTIPURPOSE AND EVACUATION CENTRE PROJECT - UPDATE - JULY 2025 - ATTACHMENTS

Attachment Titles:

1. SRPP Determination and Statement of Reasons
2. Supplementary Council Assessment Report
3. Perspectives
4. Shadow Diagrams
5. Applicant's response to Heritage

Attachment 1 - SRPP Determination and Statement of Reasons

**Planning
Panels**

DETERMINATION AND STATEMENT OF REASONS
SOUTHERN REGIONAL PLANNING PANEL

DATE OF DETERMINATION	1 July 2025
DATE OF PANEL DECISION	1 July 2025
DATE OF PANEL MEETING	11 June 2025
PANEL MEMBERS	Chris Wilson (Chair), Grant Christmas, Juliet Grant
APOLOGIES	None
DECLARATIONS OF INTEREST	Council nominated panel members did not participate due to Snowy Valley Council having an interest in the development

Public meeting held at the Valmar Support Services building, 63-35 Russell Street Tumut and by teleconference on 11 June 2025, opened at 9:00am and closed at 11:50am.

Papers circulated electronically on 2 June 2025 and 23 June 2025.

MATTER DETERMINED

PPSSTH-483 – SNOWY VALLEYS – DA2025/0026 - Russell Street and Richmond Street TUMUT - Multipurpose Indoor Recreation Facility & Evacuation Centre (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings, relevant matters raised during the public determination and matters observed at the site inspection (as listed at item 8 in Schedule 1).

A Public Determination Meeting was held on 11 June 2025 where members of the community, stakeholders and the applicant were given an opportunity to address the Panel.

On the 18th of June 2025 the Panel determined to defer its determination of the matter to allow for the following further information to be provided:

1. **Consideration of late information including:**
 - a) Supplementary submissions provided to the panel and uploaded as "late information received" in the planning portal.
 - b) Amended Noise Impact Assessment uploaded on the planning portal on 9 June 2025.
2. **Perspectives**
 - a) Provision of perspectives illustrating the built form within the existing residential context particularly from Nos. 2 and 4 Robertson Street, and Nos. 31-35 Richmond Street.
3. **Shadow diagrams**
 - a) Consideration of the predicted impact of overshadowing on the residential properties at 2 and 4 Robertson Street having regard to applicable guidance on solar access.
4. **Heritage impacts**
 - a) Consideration of any heritage impacts of the development as required under cl 5.10(5) of Tumut LEP on nearby local heritage items particularly Sefton House.
5. **Categorisation of Crown Land under the Care, Control and Management of Council**
 - a) Explanation regarding the Plan of Management for the Crown Reserve, which is under the care and control of Council.
 - b) Clarification of the boundaries for each land use on the reserve and the categorisation of land across the reserve (e.g. community use, operational land).
6. **Car parking**
 - a) Clarification and justification of adopted car parking rates having regard to Tumut DCP.

7. **Emergency evacuation centre**
 - a) Function and adequacy of the emergency evacuation centre having regard to relevant guidelines including Guideline_Evacuation_Management_Dec_2023.pdf.
 - b) Details of consultation and engagement with relevant emergency services in terms of the functionality of the facility should there be an emergency in the Snowy Valleys LGA.
 - c) Confirmation that there are sufficient facilities and general compliance with any BCA requirements for the emergency evacuation centre.
 - d) Consideration of the Transport Infrastructure SEPP and any implications for emergency services facilities and this DA.
8. **Plan of Management**
 - a) The need to expand on the requirements contained with the POM to include proactive community liaison during its operation as a Multi-Purpose Facility.
 - b) Consideration of the Land & Environment Court planning principle (Dayho v Rockdale City Council [2004] NSWLEC 184) regarding monitoring compliance with a condition of consent.
9. **Redrafted conditions**
 - a) Should the Panel be of a mind to support the application, provide an updated instrument of consent with the supplementary report which has regard to the above matters.

On 20 June 2025 the applicant uploaded supporting information to the Portal responding to the matters raised in the Panel deferral. The Independent Assessment Planner uploaded a supplementary assessment report to the planning portal on 24 June 2025. All documents were published to the portal and the supplementary assessment report was circulated for consideration to the Panel electronically on 25 June 2025.

Conflicts of Interest

During the public determination meeting a member of the public raised concern regarding potential conflicts of interest for Council in the preparation of the assessment report noting the proposal constitutes a council interest DA. The Panel Chair has considered this matter and is satisfied that any risks associated with a potential conflict of interest have both been managed given Council's appointment of an independent assessment planner to consider the application, and further, by the fact the matter was determined by an independent planning panel.

Site Selection

The Panel notes that many submissions raised issue with the site selection process undertaken by Council. Whilst acknowledging these concerns, the Panel's role is to consider the merits of the application at hand and is not in a position to determine whether there may have been more appropriate sites.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment and Addendum Reports. The Panel was satisfied that:

- A thorough assessment in terms of Section 4.15 of the *Environmental Planning and Assessment Act, 1979* had been undertaken.
- The preconditions to the grant of consent had been satisfied.
- The proposal is unlikely to result in any unacceptable amenity, environmental or land use safety impacts subject to the imposition of the conditions of consent as amended.
- The development would provide a multi-purpose facility for the broader community including much needed sporting facilities and an evacuation centre resulting in positive social outcomes
- The matters the subject of the deferral had been satisfactorily addressed. In particular, the panel was satisfied that:
 - All supplementary information and late submissions have been appropriately considered.

- The revised Acoustic Report confirms that during major events, the operation of the facility would meet applicable noise goals at sensitive receivers
- The perspectives demonstrate that the facility, subject to appropriate landscaping, would be compatible with its surrounding urban context
- Overshadowing impacts are minimal and well within accepted industry standards
- Heritage impacts including potential impacts on Sefton House have been considered in accordance with Clause 5.10 of Tumut LEP 2012 and found to be acceptable
- The Richmond Park and Stockwell Gardens Plan of Management which has been endorsed by Crown Lands clearly enables the use of the subject site for a multi-purpose facility
- The provision of 50 off-street parking spaces is consistent with Council's parking requirements and would comfortably accommodate parking during normal operations. Additional management measures would however be required during the 4 large events allowed per year. These measures are to be included in any final Plan of Management applicable to the operation of the facility.
- The functionality of the proposed emergency services component of the proposal had been adequately designed consistent with appropriate guidelines and expert advice. It is noted that during use of the facility for emergency reasons the centre would be managed by emergency services under their own operational management requirements.
- The Plan of Management required by the conditions of consent and applicable to the operation of the facility as a sporting facility has been strengthened as outlined in dot point 1 below.

Given the above, the Panel was satisfied that the development was in the public interest.

CONDITIONS

The Development Application was approved subject to the conditions in the Supplementary Assessment Report provided to the Panel on 25 June 2025. Key changes are as follows:

- Condition 3 relating to the preparation of an operational Plan of Management has been substantially strengthened particularly in relation to community liaison, use of external lighting, acoustic management, traffic and parking management, landscaping maintenance, and special event requirements.
- Condition 5 has been amended to ensure all external lighting is installed consistent with Australian Standards.
- Condition 6 has been included to ensure the appropriate treatment of signage and to ensure no illumination.
- Condition 8 (now 9) has been amended to include the need to comply with the BCA.
- Condition 20 (now 21) has been amended to ensure any asbestos found on site is removed consistent with SafeWork NSW's applicable codes of practice.
- Condition 31 (now 32) was amended to remove the note which is considered superfluous.
- Condition 37 (now 38) was amended to ensure the required verification report considers compliance with applicable noise goals and where necessary, the Plan of Management is updated to include additional mitigation measures if necessary.
- Condition 38 (now 39) was amended to ensure the centre ceases to operate by 10pm (6pm Sundays) with all persons to exit the facility by this time. It was also amended to include a definition of an 'emergency'.
- Condition 40 was included to limit the number of persons using the facility during special events. It also limits special events to 4 occasions per year.
- Condition 41 has been included to ensure landscaping is maintained for the life of the development.

The final conditions endorsed by the Panel, which include the above changes, are attached in Schedule 2.




CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition and heard from all those wishing to address the Panel. The Panel notes that issues of concern included:

- Traffic congestion and safety

- Inadequate parking for events
- Impact of traffic generated on residential amenity
- Noise Impact Assessment including the accuracy of submitted report
- Impact of car park noise on residential amenity
- Bulk and scale
- Compatibility of development with streetscape
- Visual impact
- Height
- Impact on War Memorial within Richmond Park
- Unacceptable lighting impacts
- Non-compliance with DCP
- Stormwater Management
- Lack of sustainability measures
- Geotechnical suitability for the proposed development
- Lack of operational management plan
- Lack of transparency and consultation
- Lack of future expansion capacity
- Site and location suitability
- Visual impact and lack of visual impact assessment.
- Impact on nearby heritage building
- Overshadowing impacts
- Adequacy of building for community evacuation needs

The Panel considers that concerns raised by the community have been adequately addressed in Council's Assessment Report. Additional issues raised during the public meeting requiring further consideration have adequately addressed in the Supplementary Assessment Report.

PANEL MEMBERS	
 Chris Wilson (Chair)	 Juliet Grant
 Grant Christmas	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSTH-483 – SNOWY VALLEYS – DA2025/0026 - Russell Street and Richmond Street Tumut
2	PROPOSED DEVELOPMENT	Demolition of existing structures including bowling green, relocation of existing playground and construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification signage.
3	STREET ADDRESS	Lots 701 DP 1059193, and Lot 1, Section 81 DP 759004, Russell Street and Richmond Street, Tumut, known as Richmond Par
4	APPLICANT/OWNER	Snowy Valleys Council
5	TYPE OF REGIONAL DEVELOPMENT	Council related development over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 Environmental Planning and Assessment Regulation 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Resilience and Hazard) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conversation) 2021 State Environmental Planning Policy (Industry and Employment) 2021 Tumut Local Environmental Plan 2012 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Snowy Valley Development Control Plan 2024 Planning agreements: Nil Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> Coastal zone management plan: Nil The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality The suitability of the site for the development Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council Assessment Report: 2 June 2025 Council Supplementary Assessment Report : 25 June 2025 Supplementary information provided by applicant: <ul style="list-style-type: none"> Plan of management – “<i>Richmond Park & Stockwell Gardens – Plan of Management – Final</i>” : 20 June 2025 “<i>W366 Tumut MEC – Planning Panel Deferral Response 250620</i>” : 20 June 2025 Late information: <ul style="list-style-type: none"> Consolidation of documents provided by registered speakers at public meeting: 11 June 2025

		<ul style="list-style-type: none"> ○ Supplementary submission to verbal submission – Grace Hooper :11 June 2025 ○ Noise Impact Assessment June 2025 – nss24414 Tumut Final Rev (Noise and Sound Services): 10 June 2025 • Written submissions during public exhibition: 168 • Verbal submissions at the public meeting: • Kristin Twomey (obo Tumut Basketball Association), Allan Tonkin (obo Richmond Park Action Group), Louise Halsey, Colin Locke, Dr Gabrielle Wallace, Barnett Sinclair Hyams, Richard Hargreaves, Jenny Oliver, Grace Hooper, Erika Harvey, Min Shu, Julia Ham. • Independent assessment planner – Jeremy Swan • On behalf of the applicant – Duncan Mitchell, Stephen Johansson, Ken Scannell, Dean Brodie, Adam Hunter • Total number of unique submissions received by way of objection: 68
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final Briefing: 10 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Juliet Grant, Grant Christmas ○ <u>Independent Assessment Planner</u>: Jeremy Swan ○ <u>Council assessment staff</u>: Nick Wilton ○ <u>Applicant</u>: Phillip McMurray (SVC), Stephen Johansson (Facility Design Group Architect) ○ <u>Other</u>: Amanda Moylan, Nikita Lange • Site inspection: 10 June 2025 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Chris Wilson (Chair), Grant Christmas ○ <u>Independent Assessment Planner</u>: Jeremy Swan ○ <u>Council assessment staff</u>: Nick Wilton
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report

SCHEDULE 2 – ENDORSED CONDITIONS OF CONSENT

ATTACHMENT 1 – RECOMMENDED CONDITIONS OF CONSENT

SCHEDULE 1 CONDITIONS OF DEVELOPMENT CONSENT

ADMINISTRATION CONDITIONS

1. Development Description

The consent relates to **demolition and construction of a Multi-Purpose Centre and Evacuation Centre** as documented on the approved plans/documentation, or as modified by the conditions of this consent. The development must be carried out in accordance with this consent. If there is inconsistency between the approved plans/documentation and the conditions of consent, the conditions prevail to the extent of that inconsistency.

2. Development in Accordance with Plans and Documents

The development shall be implemented in accordance with the approved plans and supporting documents set out in the following table except where modified by any conditions of development consent.

Plan Title / Supporting Document	Reference / Version	Prepared By	Dated
Architectural Drawings			
A.000 Coversheet	-	Facility Design Group	28/2/25
A.050 Site Plan	-	Facility Design Group	28/2/25
A.051 Demolition Plan	-	Facility Design Group	28/2/25
A.052 Gross Floor Area	-	Facility Design Group	28/2/25
A.053 Shadow Diagrams	-	Facility Design Group	28/2/25
A.100 Floor Plan	-	Facility Design Group	28/2/25
A1.01 Roof Plan	-	Facility Design Group	28/2/25
A.300 Reflected Ceiling Plan	-	Facility Design Group	28/2/25
A.400 Section 1	-	Facility Design Group	28/2/25
A.401 Section 2	-	Facility Design Group	28/2/25
A.500 Elevation 1	-	Facility Design Group	28/2/25
A.501 Elevation 2	-	Facility Design Group	28/2/25
A.800 Colourboard	-	Facility Design Group	28/2/25
P1 Perspectives 1	-	Facility Design Group	28/2/25
Landscape Drawings			

3921.DA.00 Coversheet	4	Environmental Partnership	6/3/25
3921.DA.01 Landscape Plan	4	Environmental Partnership	6/3/25
3921.DA.02 Planting Plan	4	Environmental Partnership	6/3/25
3921.DA.03 Section	4	Environmental Partnership	6/3/25
3921.DA.04 Section 02	4	Environmental Partnership	6/3/25
3921.DA.05 Details 01	4	Environmental Partnership	6/3/25
Civil Works Drawings			
C000 Cover Sheet & Index	A	PM Design Group	28/2/25
C001 Civil Notes	A	PM Design Group	28/2/25
C400 Drainage Longitudinal Sections – Sheet 1 of 2	A	PM Design Group	28/2/25
C401 Drainage Longitudinal Sections – Sheet 2 of 2	A	PM Design Group	28/2/25
C500 Civil Details – Sheet 1 of 2	A	PM Design Group	28/2/25
C501 Civil Details – Sheet 2 of 2	A	PM Design Group	28/2/25
Traffic Impact Assessment	-	Positive Traffic	March 25
Noise Impact Assessment	B	Noise and Sound Services	June 25
Statement of Environmental Effects	-	Facility Design Group	Feb 25
Stormwater Management Plan	A	PM Design Group	26/2/24
PSI	-	McMahon Earth Science	10/10/24
Geotechnical Site Investigation	-	ASCT	20/9/22
Access Report	-	Accessible Building Solutions	24/2/25
BCA Report	-	Alpha Code Solutions	25/2/25
Energy Efficiency Assessment – Section J Report	-	Partners Energy	18/2/25
ESD Report	2	PM Design Group	6/3/25

3. Plan of Management

The Applicant is to prepare a Plan of Management for the approval of the Director Community, Corporate & Development or their delegate at Snowy Valleys Council that includes the following measures prior to the issue of an Occupation Certificate:

- Details who is responsible for the ongoing operation, bookings and maintenance of the facility.
- Details the operational uses, times and maximum number of people, that accord with the hours of operation approved as part of this DA.
- Include a proactive community liaison person that members of the public can contact when the Multi Purpose Facility is operational.
- Include a complaint management procedure that includes a contact person and records any incidents.
- Outlines how users leave the site ahead of 10pm close.
- Include a procedure for parking management, in particular on special event days.
- Include details of how external lighting is to be managed, in accordance with condition

5.
 - Include all recommendations of the Noise Impact Assessment referred to in Condition 2.
 - Include all recommendations of the Traffic Impact Assessment referred to in condition 2.
 - Include a procedure for the ongoing maintenance of the landscaping on the site for the life of the development.
 - Include a procedure for advising adjoining properties when special events occur.
 - Include a procedure for updating and changing the Plan of Management, including the advertising of any changes.
 - Include operational waste measures.
 - Clearly set out who is responsible for compliance with the Plan of Management, including a requirement that users of the facility are aware of the Plan of Management and the need to comply with the document.

4. Acoustic Impacts

All recommendations as outlined in the Noise Impact Assessment referred to in Condition 2 must be implemented for the development.

5. Lighting

All externally mounted artificial lighting, including security lighting, is to be shielded where necessary or required so as to prevent the spill of light or glare creating a nuisance to neighbouring or adjacent premises. The lighting must comply with AS 1158 and AS 4282.

6. Signage

The signage at the front of the building fronting Russell Street is to be "powder coat aluminium low relief signage" and not to be illuminated.

7. Inconsistency between documents

In the event of any inconsistency between the conditions of this consent and the drawings/documents referred to above, the conditions of this consent shall prevail to the extent of the inconsistency.

8. Prescribed Conditions

The development must comply with the Prescribed Conditions of Development Consent, *Environmental Planning and Assessment Regulation 2021*, as applicable.

9. Compliance with Building Code of Australia.

That the work must be carried out in accordance with the requirements of the Building Code of Australia / National Construction Code.

10. Erection of Signs

A sign must be erected in a prominent position on any site on which building work, is being carried out:

- (a) Showing the name, address and telephone number of the Principal Certifier (PC) for the work, and

- (b) Showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) Stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

11. Compliance with Disability Discrimination Act 1992

This approval does not protect or guarantee against a possible claim of discrimination (intentional or unintentional) under the *Disability Discrimination Act 1992*, and the applicant/owner is therefore advised to investigate their liability under this Act.

12. Stormwater Drainage

The applicant shall provide stormwater drainage in accordance with Council's Planning and Design Manual, dated 27 September 2019 – AUSPEC.

13. Carparking

The on-site car parking shall be designed and constructed in accordance with AS 2890.1 and 2890.6.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

14. Engineering Plans

Detailed Engineering Plans and specifications relating to the work shall be submitted to the PCA. The plans must be approved prior to the issue of a Construction Certificate for any relevant works associated with this development.

As a minimum, the engineering documents submission must include all engineering drawings in DWG format, PDFs and hard copy formats. Design and Certification reports shall be submitted in PDF and hard copy formats.

15. Waste Management Plan

A Waste Management Plan shall be completed and submitted to Council for approval, prior to the issue of the Construction Certificate for the development.

Requirements of the approved Waste Management Plan shall be complied with during site preparation and throughout demolition and construction. Waste management and its storage must not pose a threat to public health or the environment. The Waste management plan shall also include operational waste requirements.

16. Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan shall be prepared in accordance with "Landcom's Blue Book" for sedimentation and erosion control plan by a suitably qualified person, and approved by Council prior to issue of the Construction Certificate.

The Erosion and Sediment Control Plan shall include scaled drawings and detailed

specifications which can be referred to onsite by project management staff or project construction supervisor

17. Construction Management Plan

To undertake development works including demolition, earthworks and construction a Construction Management Plan (CMP) is required to be submitted and approved by Council prior to issue of the Construction Certificate. The CMP shall indicate measures to be implemented to mitigate construction risks in the protection of the environment as well as public health, safety and convenience. The CMP must address the following:

- (a) Details of site security;
- (b) Off-street parking for employees, contractors and sub-contractors.
- (c) Public safety.
- (d) Unexpected finds protocol (contamination).
- (e) The storage and removal, on a regular frequency, of builder's rubble and waste by trade waste contractors.
- (f) Provision for loading and unloading materials;
- (g) Location of all building materials, structures, plant and equipment to be stored or placed within the construction site;
- (h) How materials are to be loaded/unloaded and potential impact on Council and road infrastructure;
- (i) Public risk policies and management for all contractors' employees using or gaining access over public roads.
- (j) Firefighting measures to be available on site during development and construction.
- (k) Sanitary amenities proposed on site during development and construction.
- (l) Ensuring the safety of members of the public and Council staff who may have occasion to enter and be in attendance on the site;
- (m) Details of any air and dust management;
- (n) Details of noise and vibration controls;
- (o) Anticipated staging and duration of works
- (p) Provision of Construction Traffic Management Plan (CTMP) and Traffic Control Plans (TCP) addressing construction related traffic issues.

The CEMP must be kept on site for the duration of the works and must be made available to Council Officers upon request.

CONDITIONS TO BE SATISFIED PRIOR TO THE COMMENCEMENT OF WORK

18. Notice of Commencement

No work shall commence until a notice of commencement form has been submitted (form will be attached with issue of a Construction Certificate or available from Council's website), giving the Principal Certifier (PC):

- (a) Not less than two (2) days' notice of the date on which it is proposed to commence work associated with this Development Consent;
- (b) Details of the appointment of a Principal Certifier (PC) (either Snowy Valleys Council or another Accredited Certifier)
- (c) Details of the Principal Contractor or Owner Builder.
 - ☐ Name
 - ☐ Builders Licence Number or Owner Builder Permit Number
 - ☐ Principal Contractor Company Name
 - ☐ Principal Contractor ABN
 - ☐ Address of Principal Contractor or Owner Builder

- ☐ Email Address

- (d) Copy of the HBCF Insurance Certificate (if residential building works exceed \$20,000) or Owner Builder Permit;
- (e) Details demonstrating compliance with development consent conditions relevant prior to commencement of the development been satisfied.

19. Fencing of the Construction Site

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

20. Erosion and Sediment Control Plan

Erosion and sediment control devices are to be installed prior to any construction activity on the site. These devices are to be maintained for the full period of construction and beyond this period where necessary.

21. Asbestos Removal

Asbestos removal must be carried out in accordance with AS2601-2 [SafeWork NSW – Code of Practice, Demolition Work \[ISBN 978-0-642-78415-5\]](#) and [SafeWork NSW – Code of Practice, How to Safely Remove Asbestos \[ISBN 978-0-642-33317-9\]](#) as applicable, by a person holding the relevant licence issued by SafeWork NSW.

A licence is not required to remove less than 10m² of non-friable asbestos, provided that the total amount of non-friable asbestos removed from the lot does not exceed 10m².

Asbestos must be taken for disposal to the licensed Waste Management Facility identified in the approved Waste Management Plan.

Post asbestos removal and prior to further work on the site, the following must be submitted to the Certifier:

- a) A clearance certificate issued by a licensed asbestos assessor or competent person as required by the *Work, Health and Safety Regulation 2017* for the specific type of asbestos removal work confirming that the area has been cleaned satisfactorily and is safe to be re-occupied for normal use.
- b) A clearance certificate is required if the removal work involved any quantity of friable asbestos, or if it involved removal of more than a total of 10 square metres of non-friable asbestos from the lot.
- c) Documentary evidence of the legitimate disposal of all asbestos in the form of tip receipts from an approved waste management facility.

22. Asbestos – Notification of Neighbours

Seven (7) days prior to the commencement of any demolition works involving asbestos, all immediate neighbours must be notified in writing of the intention to carry out asbestos demolition works. Copies of these written notifications should be retained and submitted to

Council

23. Preliminary Site Investigation Findings

All recommendations contained within the Preliminary Site Investigation referred to in condition 2 are to be complied with prior to any works commencing.

CONDITIONS TO BE SATISFIED DURING THE CONSTRUCTION PHASE

24. Approved Plans to be available on site

Endorsed Council approved plans, specifications, documentation and the consent shall be made available on site at all times during construction.

25. Demolition

Demolition shall be carried out to Australian Standard AS2601-2001 – The Demolition of Structures and the WorkCover Authority of NSW publication “Demolition work code of practice July 2014” including provision for:

- Appropriate security fence or builders hoarding shall be installed to prevent public access to the demolition works.
- Induction training for onsite personnel
- Management of asbestos, contamination and other hazardous materials
- Dust control
- Disconnection of gas and electrical supply
- The demolition shall not hinder pedestrian or vehicle mobility in the locality
- Control of water pollution and leachate, including the cleaning of vehicle tyres in accordance with the Protection of the Environment Operations Act, 1997.

26. Ground Levels

Natural ground levels shall not be altered or adjusted other than shown on the approved plans or where varied by the conditions of consent without the prior consent of Council.

27. Earthworks, retaining walls and structural support

Any earthworks (including any structural support or other related structure for the purposes of the development):

- (a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and
- (b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and
- (c) that is fill brought to the site-must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the *Protection of the Environment Operations Act 1997*, and
- (d) that is excavated soil to be removed from the site-must be disposed of in accordance with any requirements under the *Protection of the Environment Operations (Waste) Regulation 2005*.

Any excavation must be carried out in accordance with Excavation Work: Code of Practice (ISBN 978-0-642-785442), published in October 2013 by Safe Work Australia.

28. Damage to Adjoining Properties

All precautions shall be taken to prevent any damage likely to be sustained to adjoining properties. Where damage occurs to adjoining property all necessary repair or suitable agreement for necessary repairs shall be undertaken by the applicant in consultation with, and with the consent of, the affected property owner.
There shall be no encroachment onto adjoining lands by fill placed near boundaries.

29. Prevention of Nuisance

All possible and practical steps shall be taken to prevent nuisance to the inhabitants of the surrounding neighbourhood from windblown dust, debris and noise during the demolition, excavation and building works.

30. Maintenance of the site

All materials and equipment shall be stored wholly within the work site.

Waste materials (including excavation, demolition and construction waste materials) shall be managed on the site and then disposed of at a waste management facility.

Any run-off and erosion control measures required shall be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:

- (a) all vehicles entering or leaving the site shall have their loads covered, and
- (b) all vehicles, before leaving the site, shall be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site shall be left clear of waste and debris.

31. Excavations and Backfilling

All excavations and backfilling associated with the erection or demolition of a building shall be executed safely and in accordance with appropriate professional standards properly guarded and protected to prevent them from being dangerous to life or property.

32. Approved hours of Construction/Demolition

Construction/demolition activities shall be limited to the following hours:

DAY	HOURS
Monday to Saturday	7:00am to 5:00pm
Sunday	Nil
Public Holidays	Nil

33. Temporary Onsite Toilet

Toilet facilities shall be available or provided at the work site prior to the commencement of works and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

Each toilet shall:

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the *Local Government Act 1993*, or
- (c) be a temporary chemical closet approved under the *Local Government Act 1993*.

34. Waste Management

The provision of a metal waste skip with self-closing lid or secure covering on-site for the duration of the construction to ensure that all wastes are contained on the site. The receptacle shall be emptied periodically to reduce the potential for rubbish to leave the site.

Sorting of waste materials shall occur on site in accordance with the approved Waste Management Plan.

35. Stormwater Drainage

Surface stormwater shall be controlled in such a manner that no significant alterations to existing flows onto adjoining properties occur.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF AN OCCUPATON CERTIFICATE

36. Disturbed Areas

The disturbed areas surrounding the building work shall be reinstated to the satisfaction of the Principal Certifying Authority upon completion of the work.

CONDITIONS TO BE SATISFIED DURING THE ONGOING USE OF THE DEVELOPMENT

37. Plan of Management – Ongoing Use

The approved Plan of Management is required to be complied with at all times.

38. Acoustic Verification Report

Within 3 months of the Occupation Certificate being issued the Applicant is to engage a suitably qualified acoustic consultant to provide a written Acoustic Verification Report that certifies that the development and its operation complies with the Noise Impact Assessment provided at Condition 2. In the event that exceedances of applicable criteria are recorded, the applicant is to review the approved Plan of Management to include additional mitigation/management measures that ensure that the operation of the facility complies at all times.

Note – Suitably qualified Acoustic Consultant means a consultant who possesses the qualifications to render them eligible for membership of the Australian Acoustic Society, Institution of Engineers Australia or the Association of Australian Acoustic Consultants at the grade of member.

39. Hours of Operation

The ongoing use are as follows:

- Weekdays 7am – 10pm;
- Saturday 8am – 10pm
- Sunday 8am – 6pm
- Public Holidays 8am – 10pm
- In emergency situations 24 hours / 7 days a week.

The use is to cease prior to 10pm Monday-Saturday and 6pm on Sunday to ensure that persons have time to leave prior to closing time.

Note – an emergency is defined as when an agency with legislated authority orders an evacuation.

40. Number of Persons

Only 4 special events can be held per calendar year during which the maximum number of persons is limited to 250.

The maximum number of persons does not apply in the event of an emergency.

Note – an emergency is defined as when an agency with legislated authority orders an evacuation.

41. Landscaping – Ongoing Use

The landscaping shown on the approved landscape plan is to be maintained for the life of the development.

The applicant is to proactively maintain the landscaping through a regular maintenance program and replace any dead or dying plants.

42. NSW Protection of the Environment Operations Act 1997

The use of the premises shall operate in accordance with the Protection of the Environment Operations Act (POEO) 1997. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the Protection of the Environment Operations Act 1997.

43. Public Safety

- (a) Dangerous and hazardous goods shall be stored in accordance with NSW WorkCover Authority requirements, dependant on the quantities stored. Any flammable or combustible liquids shall be stored in accordance with AS 1940 'The Storage and Handling of Flammable and Combustible Liquids'. Hazardous and/or industrial waste arising from the use shall be removed and/or transported in accordance with the requirements of the EPA and the NSW WorkCover Authority.
- (b) Sufficient supplies of appropriate absorbent materials and other spill prevention and clean-up materials shall be kept on site to recover any liquid spillage. Liquid spills shall be cleaned up using dry methods, by placing absorbent material on the spill and sweeping or shovelling the material into a secure bin. Materials used to clean up shall be disposed of to an appropriately licensed waste facility.

- (c) Pollution Control - The use and operation of the premises shall not give rise to the discharge (by air, water or land) of any pollutant which may degrade the environment or be prejudicial to its inhabitants, in accordance with the requirements of the Protection of the Environment Operations Act 1997.

The use shall operate in accordance with the following:

- all pollution control devices (Including drainage systems, sumps and traps) shall be regularly maintained;
- all liquid wastes shall be collected and disposed of in a manner which does not pollute the stormwater system;
- all paints, chemicals and other liquids shall be stored in approved receptacles which are to be housed in a suitably constructed bunded area;
- appropriate equipment and absorbent material shall be provided and maintained in a prominent position in order to combat any spill; and
- the emission of gases, vapours, dusts or other impurities which are in breach of the Protection of the Environment Operation Act 1997 is forbidden.

- (d) Compliance with POEO Regulations - The operation of the development shall comply with the minimum requirements contained within the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 and the Protection of the Environment Operations (Clean Air) Amendment (Vapour Recovery) Regulation 2009.

REASONS FOR CONDITIONS

The application has been assessed as required by section 4.15 of the *Environmental Planning and Assessment Act 1979* and has been determined by the granting of conditional development consent.

Statutory requirements

The development proposal, subject to the recommended conditions, is consistent with:

- a) the objects of the Environmental Planning and Assessment Act, 1979.
- b) the aims, objectives and provisions of the applicable environmental planning instruments,
- c) the aims, objectives and provisions of relevant Council policies.

Public notification

The application was publicly notified in accordance with the *Environmental Planning and Assessment Regulation 2021* and Council's Community Participation Plan.

Community views

Issues and concerns raised by the community in submissions have been considered in the assessment of the application and, where appropriate, conditions have been included in the determination to mitigate any impacts.

Suitability of the Site

The application has been approved because the development proposal is considered to be suitable for the site.

The relevant public authorities and the water supply authority have been consulted and their requirements met, or arrangements made for the provision of services to the satisfaction of those authorities.

Attachment 2 - Supplementary Council Assessment Report

SOUTHERN REGIONAL PLANNING PANEL
SUPPLEMENTARY COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-483
DA Number	DA2025/0026
LGA	Snowy Valleys Council
Proposed Development	Demolition of existing structures including bowling green, relocation of existing playground and construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification signage.
Street Address	Lots 701 DP 1059193, and Lot 1, Section 81 DP 759004, Russell Street and Richmond Street, Tumut, known as Richmond Park
Applicant/Owner	Snowy Valleys Council
Date of DA lodgment	7 March 2025
Number of Submissions	168 Submissions comprising 100 submissions in support and 68 against
Recommendation	Approval, subject to conditions.
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)	The proposed development is council related development with an estimated development cost of over \$5 million.
List of all relevant 4.15 matters	<ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> • <i>Environmental Planning and Assessment Regulation 2021</i> • <i>State Environmental Planning Policy (Planning Systems) 2021</i> • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> • <i>State Environmental Planning Policy (Resilience and Hazard) 2021</i> • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> • <i>State Environmental Planning Policy (Biodiversity and Conversation) 2021</i> • <i>State Environmental Planning Policy (Industry and Employment) 2021</i> • <i>Tumut Local Environmental Plan 2012</i> • <i>Snowy Valley Development Control Plan 2024</i>

List all documents submitted with this report for the Panel's consideration	<ol style="list-style-type: none"> 1. Recommended Conditions of Consent 2. Perspectives 3. Shadow Diagrams 4. Applicant's response to Heritage 5. Richmond Park & Stockwell Gardens Plan of Management 6. Letter from Department of Planning, Housing and Infrastructure (Crownlands) dated 2 May 2025
Report prepared by	Jeremy Swan – Independent Town Planning Consultant on behalf of Council
Report date	24 June 2025

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **N/A**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.11EF)? **N/A**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **No**
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

1. PURPOSE OF ADDENDUM REPORT

The purpose of this addendum report is to seek the Southern Regional Planning Panel (the Panel) determination of a Development Application (DA) proposing the demolition of existing structures including bowling green, relocation of existing playground and construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification signage at Lots 701 DP 1059193, and Lot 1, Section 81 DP 759004, Russell Street and Richmond Street, Tumut, known as Richmond Park.

The Panel is the determining authority for this DA as, pursuant to Part 2.4 of State *Environmental Planning Policy* (Planning System) 2021 and Part 2.15 of the *Environmental Planning and Assessment Act 1979*, as the capital investment value (CIV) of the proposed development exceeds the CIV threshold of \$5 million for council related development.

On 11 June 2025 the application was considered by the Panel at a public meeting with a recommendation of approval. The application was deferred by the Panel on 18 June 2025.

The Panel noted the following:

1. *The Applicant must complete / provide the information set out above to the independent assessment planner to enable him to complete his supplementary assessment report. Any additional information must be uploaded to the Planning Portal by Friday 20 June 2025.*
2. *The independent assessment planner is required to provide a supplementary assessment report responding the above matters, which must be uploaded to the Planning Portal by 26 June 2025.*
3. *When the addendum assessment report is received it will be published on the Sydney and Regional Planning Panel website and the Panel will finalise its determination.*
4. *The Panel's Determination and Statement of Reasons will be published on the Sydney and Regional Planning Panels website once finalised.*

The information requested by the Panel is as follows:

1. **Consideration of late information including:**
 - (a) *Supplementary submissions provided to the panel and uploaded as late information received in the planning portal.*
 - (b) *Amended noise impact assessment uploaded on the planning portal on 9 June 2025.*
2. **Perspectives**
 - (a) *Provision of perspectives illustrating the built form within the existing residential context particularly from numbers 2 and 4 Robertson Street, and numbers 31 to 35 Richmond St.*
3. **Shadow Diagrams**
 - (a) *Consideration of the predicted impact of overshadowing on the residential properties at 2 and 4 Robertson Street having regard to applicable guidance on solar access*
4. **Heritage Impacts**
 - (a) *Consideration of any heritage impacts of the development as required under clause 5.10(5) Tumut LEP on nearby local heritage items particularly Sefton House.*

5. **Categorisation of Crown Land under the Care, Control and Management of Council**
 - (a) *Explanation regarding the Plan of Management for the Crown Reserve, which is under the care and control of Council.*
 - (b) *Clarification of the boundaries for each land use on the reserve and the categorization of land across the reserve (e.g. community use / operational land).*
6. **Car Parking**
 - (a) *Clarification and justification of adopted car parking rates having regard to Tumut DCP.*
7. **Emergency Evacuation Centre**
 - (a) *Function and adequacy of the emergency evacuation centre having regard to relevant guidelines including Guideline_Evacuation_Management_Dec_2023.pdf*
 - (b) *Details of consultation and engagement with relevant emergency services in terms of the functionality of the facility should there be an emergency in the Snowy Valleys LGA.*
 - (c) *Confirmation that there are sufficient facilities and general compliance with any BCA requirements for the emergency evacuation centre.*
 - (d) *Consideration of the Transport Infrastructure SEPP and implications for emergency services facilities and this DA.*
8. **Plan of Management**
 - (a) *The need to expand on the requirements contained within the POM to include proactive community liaison during its operation as a multi-purpose facility.*
 - (b) *Consideration of the land and environment court planning principle (Dayho v Rockdale City Council [2004] NSWLEC 184) regarding monitoring compliance with a condition of consent.*
9. **Redrafted Conditions**
 - (a) *Should the panel be of a mind to support the application, provide an updated instrument of consent with the supplementary report which has regard to the above matters.*

This addendum report addresses the deferral issues/matters raised by the Panel and is now re-referred to the Panel for determination.

The assessment completed in the previous report remains valid and is to be considered in conjunction with the addendum report for the determination of the application.

2. SUMMARY OF RECOMMENDATION

That the Panel determine DA2025/0026 consisting of demolition of existing structures including bowling green, relocation of existing playground and construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification signage by way of approval pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 subject to the conditions contained in **Attachment 1** to this report.

3. DEFERRAL MATTERS

At the determination meeting on 11 June 2025 the Panel deferred consideration of that DA to allow for the provision of an Addendum Report and revised Conditions of Consent to address key matters for consideration by the Panel.

The following discussion provides an assessment of how the issues identified / raised by the Panel in the Record of Deferral from the determination meeting have been addressed:

1. *Consideration of late information including:*

- (a) Supplementary submissions provided to the panel and uploaded as late information received in the planning portal.*
- (b) Amended noise impact assessment uploaded on the planning portal on 9 June 2025.*

Item (a)

Officer Comment

The following information has been reviewed and considered. Where a new issue has been raised that wasn't considered in the Planning report considered by the panel on 11 June 2025 or addressed elsewhere in this Supplementary report has been addressed below.

Allan Tonkin

- No new issues or not addressed elsewhere in this Supplementary report.

Louise Halsop

- No new issues or not addressed elsewhere in this Supplementary report.

Rick Hargraves

- Lack of Conflict of Interest Policy / Probity Plan / Concern about Independent Assessment

Officer Comment

Clause 66A of the Environmental Planning and Assessment Regulation 2021 (Regulation) states that a "*Council-related development application must not be determined by the consent authority unless (a) the council has adopted a conflict of interest policy, and the council considers the policy in determining the application.*"

On a plain reading of clause 66A(1), the prohibition only applies where the consent authority determines the application. Where the determining function is undertaken by an independent panel, clause 66A does not apply. The underlying mischief that clause 66A is intended to address, namely, the risk of conflict arising where Council determines its own application, is not present.

Accordingly, the absence of a conflict of interest policy will not invalidate the Panel's determination or cause non-compliance with clause 66A.

In respect of a probity plan, this is a matter for Council and not the assessment of this DA.

In respect of concerns about the independent assessment, the author of this report has not been influenced by any member of Council in the preparation of this assessment and remains independent and is not employed by Council. Notwithstanding, this DA will be determined by an independent Panel made up of panel members appointed by the State, and no Council nominated panel members have participated in the determination of this application.

Grace Hooper – verbal submission and additional supplementary submission

- Long term adverse social impacts.

Officer Comment

Concerns were raised in respect of long term social impacts. Council's DCP does not require a Social Impact Assessment.

Clause 4.15(1)(b) requires the consent authority to consider the *"likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality."*

The original assessment report considered the "social and economic impacts". It is considered that the proposed development will have a positive social impact on the community with the provision of a community building that is able to be used by multiple sports and age groups.

- 4 metre wall, where is the structural engineering report of certification.

Officer Comment

Structural engineering and certification is not required at DA stage, this is typically provided at Construction Certificate stage.

Erika Harvey

- No new issues or not addressed elsewhere in this Supplementary report.

Item (b)

In respect of (b) the applicant provided an amended noise impact assessment uploaded on the planning portal on 9 June 2025.

This amended noise impact assessment considered the noise impact of 250 people using the facility at any one time. The amended report concluded that even with 250 persons in the facility at one time, the proposed development would be capable of complying with the applicable noise criteria.

It is considered that the use of the facility for up to 250 persons will not be a regular occurrence, and suitable conditions of consent have been recommended limiting this to occur only up to 4 special event times a year.

2. Perspectives

- (a) Provision of perspectives illustrating the built form within the existing residential context particularly from numbers 2 and 4 Robertson Street, and numbers 31 to 35 Richmond St.*

Officer Comment

The applicant has prepared perspectives (**Attachment 2**) that illustrate the built form within the existing context with 11 viewpoints selected, including from numbers 2 and 4 Robertson Street (Viewpoints 2 and 3) and numbers 31 to 35 Richmond Street (Viewpoints 5, 6 and 7).

The applicant has provided an aerial site plan that details the location of each viewpoint and the Reduced Level (RL) of each viewpoint.

3. Shadow Diagrams

- (a) Consideration of the predicted impact of overshadowing on the residential properties at 2 and 4 Robertson Street having regard to applicable guidance on solar access*

Officer Comment

The applicant has prepared shadow diagrams (**Attachment 3**) that detail the extent of shadowing on the winter solstice at 9am, midday and 3pm.

These shadow diagrams show that there is no shadowing cast on either 2 or 4 Robertson Road on the winter solstice.

At 9am on the winter solstice, the shadowing of the proposed development is contained to the park. At midday, the shadow cast is contained to the park. At 3pm the shadow extends onto Robertson Road but does not reach No. 2 and 4 Robertson Road.

The Snowy Valley Council Development Control Plan (**DCP**) 2024 does not specifically contain any specific controls in respect of solar access. The DCP does at section 1.2 include a series of General Principles for Development as follows:

- **Ensure appropriate building height, bulk and form** - The scale and form of new buildings should be in keeping with the predominant surrounding buildings. Roof forms and building heights should match those of neighbouring buildings. Minimise building bulk and height on or near boundaries to avoid overshadowing and overlooking neighbours.

- **Provide for good solar access** - *Provide for good solar access in all new developments and avoid overshadowing of neighbours.*

Given that there is no overshadowing in the middle of winter (winter solstice), which is the worst day of the year for solar access, it is considered that the proposed development:

- satisfies the above general principles and minimises building bulk and height on or near boundaries; and
- Avoids overshadowing of neighbours and avoids overshadowing on any residential properties.

In addition, in my experience where Councils have solar access controls, the expectation is that dwellings should receive at least 2 – 3 hours of sunlight in the middle of winter between 9am and 3pm. In this instance, as there is no overshadowing impact from the development on No.2 and 4 Robertson Road and any other residential property the shadow diagrams demonstrate that the environmental impact is acceptable.

4. Heritage Impacts

- (a) *Consideration of any heritage impacts of the development as required under clause 5.10(5) Tumut LEP on nearby local heritage items particularly Sefton House.*

Officer Comment

Clause 5.10(5) of Tumut Local Environmental Plan (LEP) 2012 states:

(5) Heritage assessment *The consent authority may, before granting consent to any development—*

- (a) *on land on which a heritage item is located, or*
 - (b) *on land that is within a heritage conservation area, or*
 - (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*
- require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*

Richmond Park is not land on which a heritage item is located, nor is it located within a heritage conservation area.

Richmond Park however, is located on land within the vicinity of 2 Heritage Items, namely:

- Local Item I54 – 103 Capper Street (Corner Richmond Street) – Residence; and
- Local Item I77 – 29A Richmond Street – Sefton House.

Below is a figure showing the location of the item in the context of Richmond Park.



Figure 1 – Location of Richmond Park in the context of 2 local Heritage Items within Vicinity
(Source – Spatial Viewer, Planning Portal)

The applicant has provided a supplementary response in respect of heritage (**Attachment 4**)

The applicant states that

The design and siting of the proposed multi-purpose facility has been carefully considered to ensure that potential impacts on the nearby heritage item, Sefton House, are minimised and managed appropriately. The following measures will be implemented to respect and preserve the heritage significance of Sefton House:

1. Sympathetic Design Approach

The new building incorporates a contemporary but restrained architectural language that avoids mimicking historic styles while maintaining a respectful relationship in scale, materials, and colour palette. This approach ensures a clear distinction between old and new, while acknowledging and complementing the character of Sefton House.

2. Appropriate Siting and Setbacks

The building is located approximately 50 metres from Sefton House, providing a generous physical separation that helps to retain the item's visual prominence within its setting. This buffer reduces the potential for overshadowing or visual domination.

3. Retention of Key View lines

The development has been designed to retain key public view corridors to and from Sefton House, particularly from nearby streetscapes. Landscaping and massing have been configured to avoid obstructing important visual connections to the heritage item.

4. Landscape Integration

A landscape buffer comprising low-scale native plantings and complementary hardscape elements will be provided between the new development, the primary intersection Richmond and Russell Streets and Sefton House, softening the visual transition and maintaining a cohesive precinct character.

5. Material and Colour Selection

External finishes have been chosen with sensitivity to the surrounding context. Earthy tones ensure the new building sits harmoniously within the recreational setting without competing visually with Sefton House.

In considering the impacts of the proposed development on the 2 nearby heritage items it is considered that the impacts are acceptable from a heritage perspective for the following reasons:

- Sefton House, at 29A Richmond St, is located approximately 40m from the Site and across an intersection that has the existing bowling club located opposite it. The applicant has located the single storey element on the corner of Russell and Richmond Street which is the area of the site that has the most impact, the built form is setback from the corner with parking in front, which is then screened with dense landscaping, below is the perspective taken from the corner of Richmond & Russell St (**Attachment 2**) taken in front of Sefton House. I also note that the site sits within an R3 Medium Density zone which permits residential apartment buildings and townhouses. On balance, it is considered that the heritage impacts are acceptable on Sefton House.



Figure 2 – Viewpoint 10 – Cnr Richmond & Russell Street (Source – Applicant, please note that Viewpoint 10 is referenced incorrectly on the site aerial that details the location of viewpoints, the location of viewpoint 10, is shown on this plan as being viewpoint 11)

- 103 Capper Street is located on the corner of Richmond and Capper Street and located a minimum of 180 metres from the subject works. In between the 103 Capper St and the proposed works is an Amphitheatre Street, this can be seen at Viewpoint 7 of **Attachment 2**. In addition, the proposed works are cut into the slope to minimise the height and therefore minimise impact on 103 Capper Street. I also note that the site sits within an R3 Medium Density zone which permits residential apartment buildings and townhouses. For these reasons, it is considered that the heritage impacts are acceptable on 103 Capper Street.

In summary, Clause 5.10, in particular 5.10(5) has been considered and on balance for the reasons described above the proposed development is considered acceptable from a heritage perspective.

5. Categorisation of Crown Land under the Care, Control and Management of Council

- (a) *Explanation regarding the Plan of Management for the Crown Reserve, which is under the care and control of Council.*
- (b) *Clarification of the boundaries for each land use on the reserve and the categorization of land across the reserve (e.g. community use / operational land).*

Officer Comment

The Plan of Management for the Crown Reserve (Richmond Park) is provided at **Attachment 5**. The Plan of Management was endorsed by Crown Lands (**Attachment 6**) This Plan of Management was adopted by Council on 15 May 2025 and carried unanimously.

The Richmond Park & Stockwell Gardens Plan of Management includes Section 4 Future Use & Management. In particular, Clause 2.6 outlines Future Development, namely the Multipurpose Centre and includes a copy of the Site Concept Plan, with the Plans the subject of this DA included as Appendix A including the relocated playground.

Clause 4.4 specifies Development and Use. Clause 4.1 of the Plan of Management states *"The Local Government Act 1993 requires all 'Community' land to be categorised. The categories that apply to the land subject to this Plan of Management are 'Park' and 'general Community Use'. The whole of Stockwell Gardens is categorised as Park, whilst the categories of Richmond Park as shown in Figure 7."*

Figure 7 of the Plan of Management is extracted below:



Figure 3 – Figure 7 of the Richmond Park & Stockwell Gardens Plan of Management (Source – Richmond Park & Stockwell Gardens Plan of Management)

Under the Local Government Act 1993, land is to be classified as either '*Community*' or '*Operational*' land. Richmond Park is classified as '*Community*'.

As detailed above, the Local Government Act 1993 requires all '*community*' land to be categorised. As detailed above the categorisation of Richmond Park is '*general community use*' and '*park*' and the proposed development is consistent with this categorisation.

6. Car Parking

(a) *Clarification and justification of adopted car parking rates having regard to Tumut DCP.*

Officer Comment

Clause 3.2.3 Car Parking of Council's DCP is the applicable section of the DCP that details the car parking requirements for proposed developments.

Clause 3.2.3.1 Car Parking Requirements includes the following relevant statements:

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“Sufficient on-site car parking is to be provided for all development proposals.

The demand for car parking generated by any development should be provided for on-site (on the development site).

Larger and more complex development applications may require a specific Parking Study or Traffic Impact Assessment to justify the proposed development in terms of access, provision of car parking and impact on the local road network.

Parking requirement rates included in the following Car Parking Requirements Table 1 are to be calculated in accordance with proposed gross floor area (GFA) and rounded-up to the next highest whole number.”

The relevant section of Table 1: Car Parking Requirements is reproduced below:

Land Use	Car Parking Requirement
Recreation	
Recreation Areas	Assessed on merit
Recreation Facilities (indoor)	3 spaces per court / alley (where relevant) or 1 space per 25m ² GFA
Recreation Facilities (outdoor)	3 spaces per court / alley (where relevant) or 1 space per 50m ² GFA

The applicant prepared a Traffic Impact Assessment with the DA prepared by Positive Traffic Engineering | Planning.

They applied the rates of the DCP for an indoor court of 3 spaces per court, resulting in the development requiring six (6) on site spaces.

They then looked at the remaining GFA of the development which is approximately 321m² and applied the 1 per 25m² rate which would require 12.84 parking spaces rounded up to 13 on site parking spaces.

They state that *“Overall, application of Council’s DCP to the proposed development would require a provision of 19 spaces. As the development includes a parking provision of 50 spaces, the parking provision exceeds the minimum requirements of the DCP and would be considered satisfactory.”*

They then applied a “First Principles assessment” of potential parking demands for operational conditions and confirmed that “the site for both basketball (or other potential indoor spaces) would not generate parking demands over and above the proposed parking provision of 50 spaces on site.”

They conclude that *“During large events such as sport state / national championships where peak patron capacity has the potential to occur, it is expected that appropriate and specific plans of management would be developed for each event type which manages traffic and parking demands around the centre. The same requirements would be expected for the operation of the centre as an evacuation centre.”*

The proposed development complies with Council's adopted car parking rates with the provision of 50 on site carparking spaces where the DCP requires a total of 19.

Draft conditions of consent (**Attachment 1**) will be included to ensure the recommendations of the traffic consultant are included in the Plan of Management.

7. Emergency Evacuation Centre

- (a) Function and adequacy of the emergency evacuation centre having regard to relevant guidelines including Guideline_Evacuation_Management_Dec_2023.pdf*
- (b) Details of consultation and engagement with relevant emergency services in terms of the functionality of the facility should there be an emergency in the Snowy Valleys LGA.*
- (c) Confirmation that there are sufficient facilities and general compliance with any BCA requirements for the emergency evacuation centre.*
- (d) Consideration of the Transport Infrastructure SEPP and implications for emergency services facilities and this DA.*

Officer Comment

In response to (a), the applicant states:

In designing the centre, the architect team have had regards to the guidelines including Guideline Evacuation Management December 2023. We believe that function and adequacy of the centre under those provisions are met including:

- *The plans include storerooms dedicated to housing any equipment required to quickly establish as an emergency evacuation centre.*
- *The roller door near the entrance, houses multiple power ports, including 3 phase power, for immediate plug and play of any necessary equipment including generators, cool rooms, cooking equipment, and medical equipment.*
- *There is roller door access from the carpark into the sports hall, for pallet jack delivery of food and water if necessary.*
- *There are amenities and dedicated meeting spaces which are all at the disposal of emergency management personal and the community.*
- *Electrical provisions of heating and cooling, and communications capability.*

Procedures to operate the facility as an emergency evacuation centre will be developed by those responsible for local emergency management as stated in the Guidelines. And these will be tailored to take advantage of this facility in any way they deem necessary. They will undertake an

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assessment using annexure F of the guidelines. They may indeed use the facility for disaster victim registration, sheltering, and as an evacuation centre.

In considering the applicant's response to (a), it is considered that an Evacuation Centre can be used for a number of reasons depending on the disaster and the needs of the community at the time.

It is considered that a community use like the facility proposed is capable of meeting a need which is determined at the time of the emergency, and that the facility is capable of satisfying the guidelines.

In response to (b) the applicant has stated that the following consultation with relevant emergency services has taken place in respect of the facility.

- Mr David Buchtmann, Senior Regional Disaster Welfare Officer Murrumbidgee and Far West District, representative for Disaster Welfare and Business Continuity Homes NSW was invited to an early meeting in 2021 for the project.
- Mrs Donna Martin, a RFS representative with experience in emergency management was appointed by Council to a community working group to assist the council team on the project. She provided input into the functionality of the facility under emergency circumstances.

In response to (c) the applicant has advised that *"The BCA consultant engaged for the project has confirmed that, as an emergency use for community contact Class 9b building the building has been designed with a sufficient number of facilities and generally complies with the National Construction Code. The amenities provisions exceed codes requirements. A copy of the BCA report has been provided to support the application."*

The BCA report classifies the building as a Class 9b and 10b. The BCA report has undertaken a review of the DA documentation and conditions of consent will be imposed to ensure that the development complies with the relevant BCA/NCC provisions prior to the issue of a Construction Certificate.

In response to (d), State Environmental Planning Policy (Transport and Infrastructure) 2021 (**Transport & Infrastructure SEPP**), under Chapter 2 Infrastructure, Part 2.3 Development Controls, Division 6, Clause 2.49 defines emergency services facility *"means a building or place (including a helipad) used in connection with the provision of services by an emergency services organization, including a police station and related training facility."*

As detailed in the Original Planning Assessment report, the secondary use of the building as an emergency centre is considered to be ancillary to the primary use. Having reviewed the above section of the Transport & Infrastructure SEPP, there is nothing that changes this assessment and there is no specific requirements for the emergency evacuation centre.

For completeness the Original Planning Assessment Report addresses that the subject site does not have a frontage to a classified road as identified in Clause 2.119. The proposed development is not identified in Clause 2.120.

Council referred the DA to Transport for NSW who confirmed that the DA does not meet the criteria for traffic generating development and therefore no further assessment against the SEPP is required.

8. Plan of Management

- (a) The need to expand on the requirements contained within the POM to include proactive community liaison during its operation as a multi-purpose facility.*
- (b) Consideration of the land and environment court planning principle (Dayho v Rockdale City Council [2004] NSWLEC 184) regarding monitoring compliance with a condition of consent.*

Officer Comment

An updated instrument of consent has been prepared that expands on the requirement for a POM including the need for proactive community liaison during its operation as a multi-purpose facility and is provided at **Attachment 1** to this Supplementary Report.

9. Redrafted Conditions

- (a) Should the panel be of a mind to support the application, provide an updated instrument of consent with the supplementary report which has regard to the above matters.*

Officer Comment

An updated instrument of consent has been prepared having regard to the above matters and is provided at **Attachment 1** to this Supplementary Report.

4. CONCLUSION

This Supplementary Report addresses the deferral issues/matters raised by the Panel at the determination meeting of 18 June 2025 and record of deferral issued 18 June 2025 and is now re-referred to the Panel for determination.

The proposal is consistent with all relevant environmental planning instruments and is considered satisfactory. The proposed development has been assessed against the relevant matters for consideration pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, including likely impacts, the suitability of the site for the development, and the public interest, and the proposed development is considered appropriate.

Considering the above, it is recommended that the Southern Regional Planning Panel determine the Development Application pursuant to Section 4.16(1) of the Environmental Planning and Assessment Act 1979 and grant consent subject to the conditions as provided at **Attachment 1**.

5. RECOMMENDATION

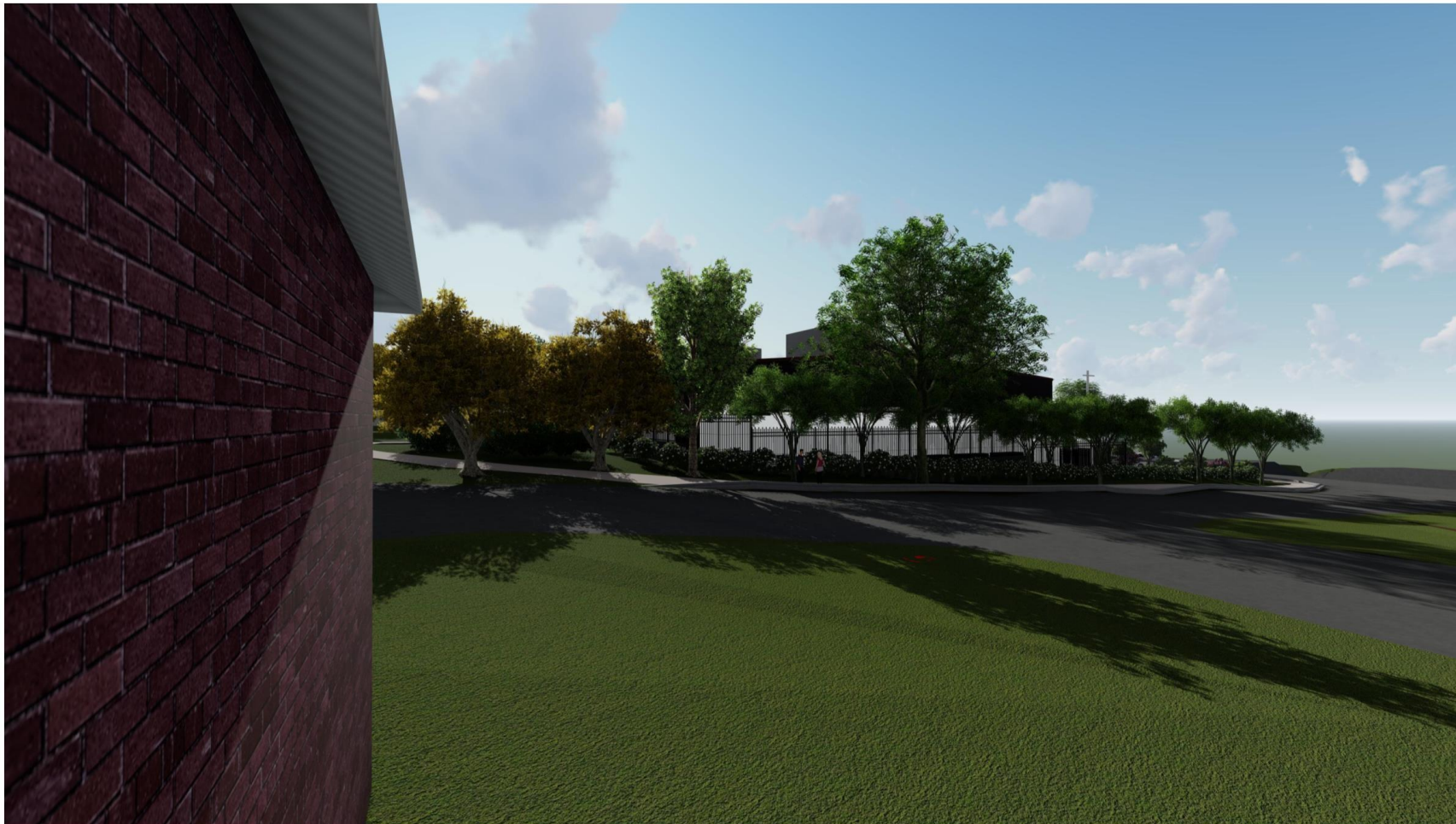
That the Panel grant consent to DA 2025/0026 for the demolition of existing structures including bowling green, relocation of existing playground and construction of a 'multi-purpose & evacuation centre' comprising of 2 x indoor multi court recreational facility/emergency evacuation centre and includes a storeroom, plant room, amenities, kitchen/kiosk, administration, meeting room, first aid room, waste room, off street parking and the provision of building identification signage at Lots 701 DP 1059193, and Lot 1, Section 81 DP 759004, Russell Street and Richmond Street, Tumut, known as Richmond Park pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* subject to the conditions in **Attachment 1** to this report.

Attachment 3 - Perspectives





Tumut Evac & Multipurpose Facility



VIEWPOINT 1 - 1 CLUNIE AVENUE



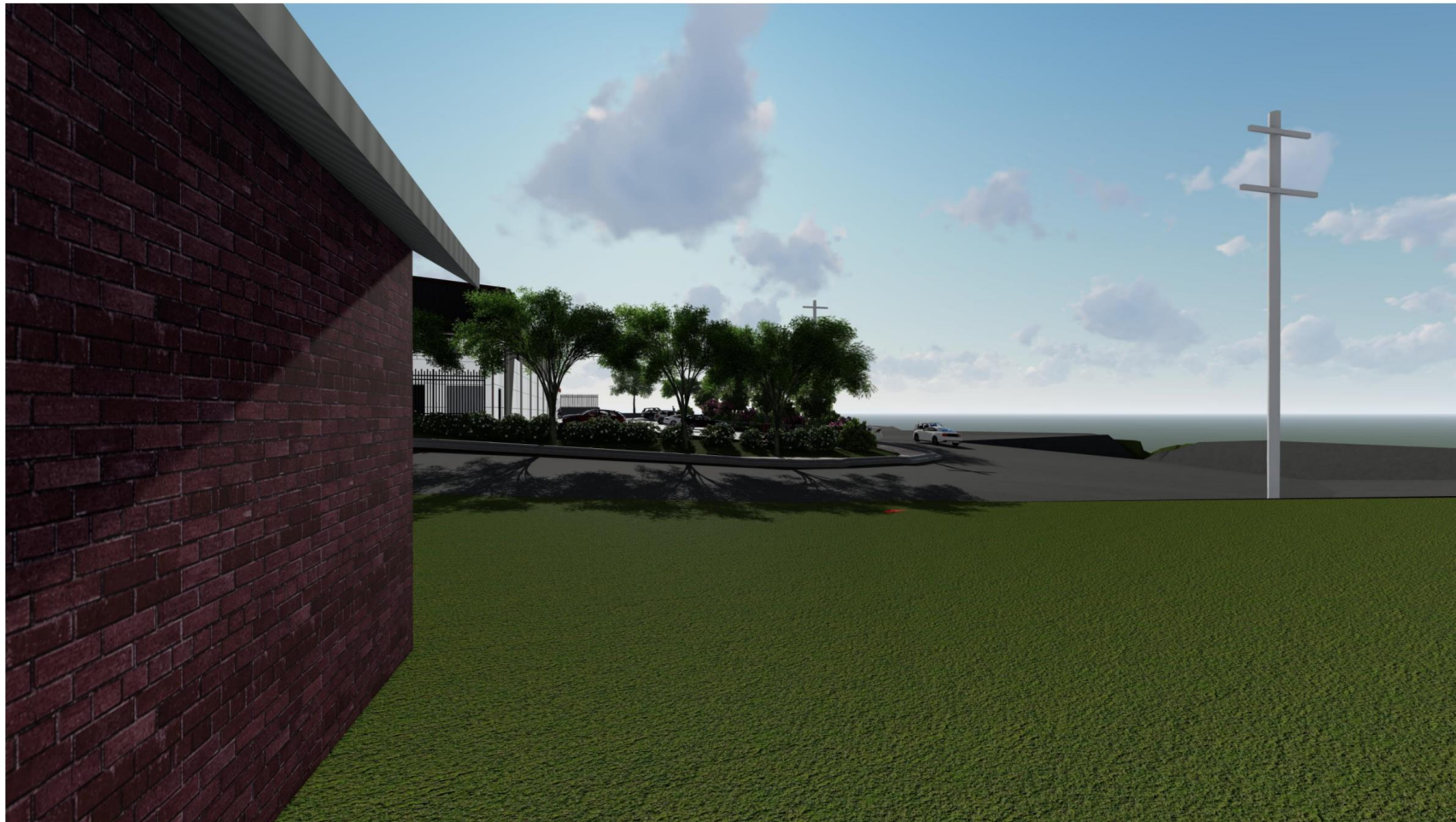
Tumut Evac & Multipurpose Facility



VIEWPOINT 2 - 4 ROBERTSON STREET



Tumut Evac & Multipurpose Facility



VIEWPOINT 3 - 2 ROBERTSON STREET



Tumut Evac & Multipurpose Facility



VIEWPOINT 4 - 29 RICHMOND STREET



Tumut Evac & Multipurpose Facility



VIEWPOINT 5 - 31 RICHMOND STREET



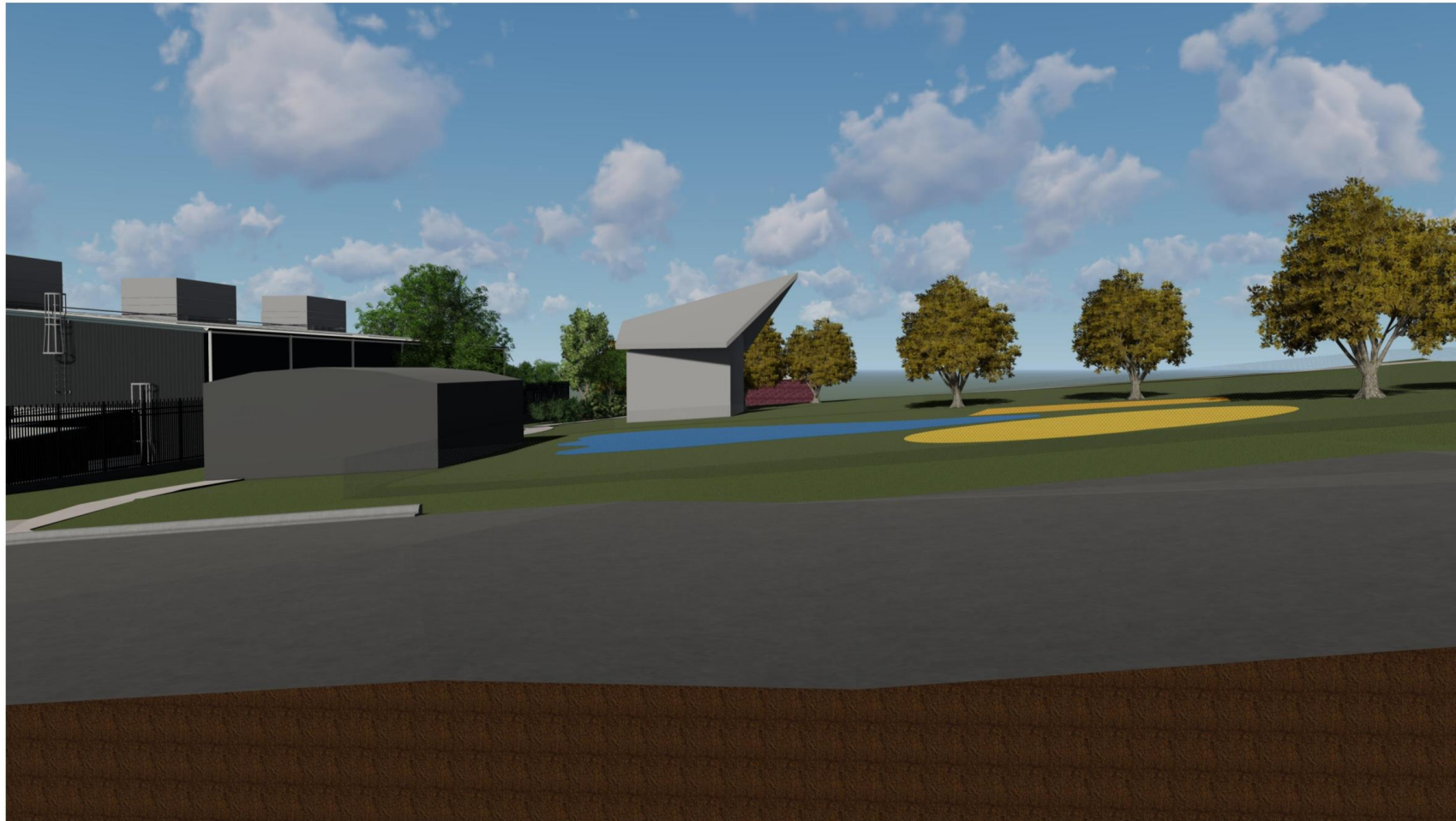
Tumut Evac & Multipurpose Facility



VIEWPOINT 6 - 33 RICHMOND STREET



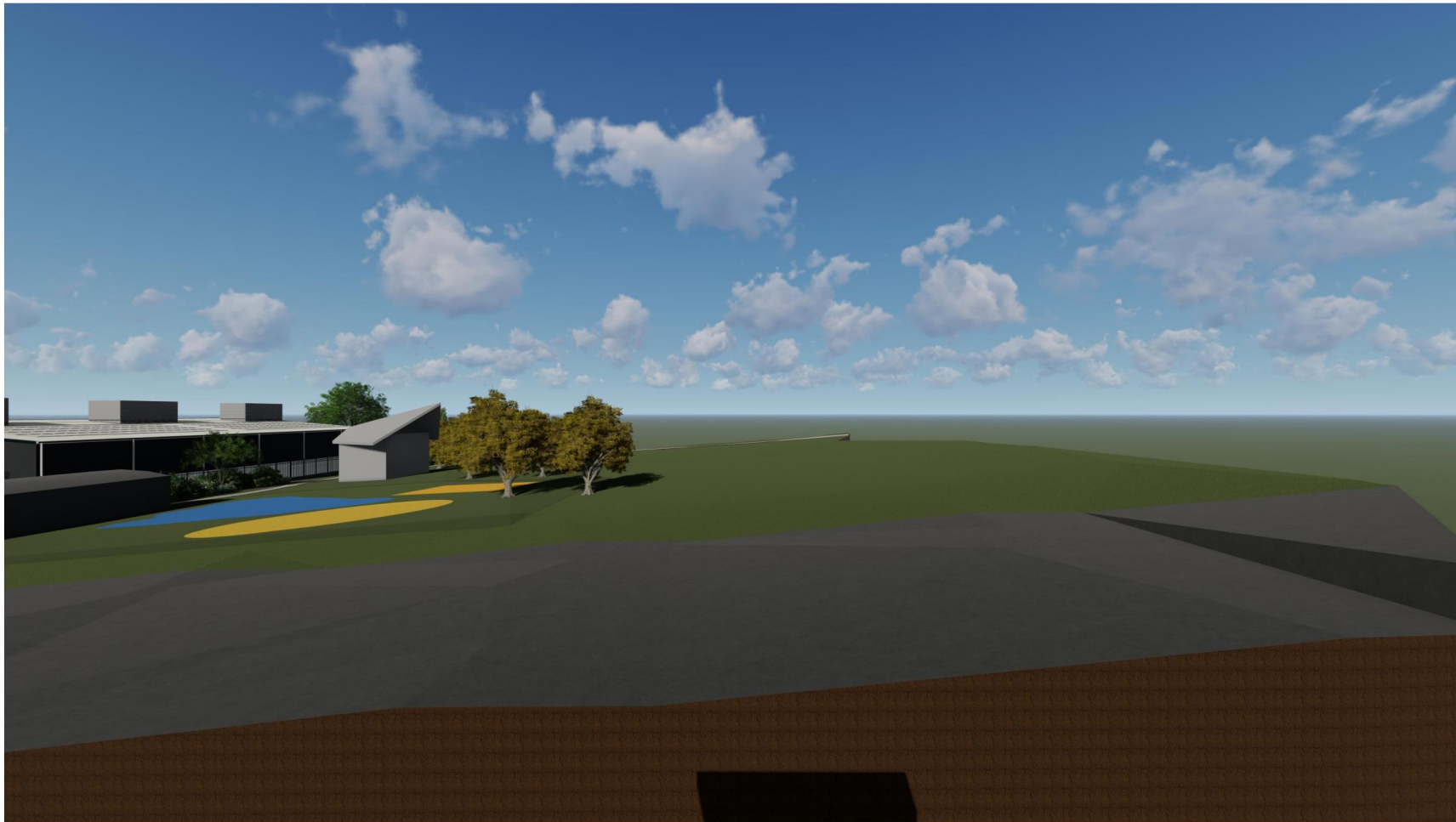
Tumut Evac & Multipurpose Facility



VIEWPOINT 7 - 35 RICHMOND STREET



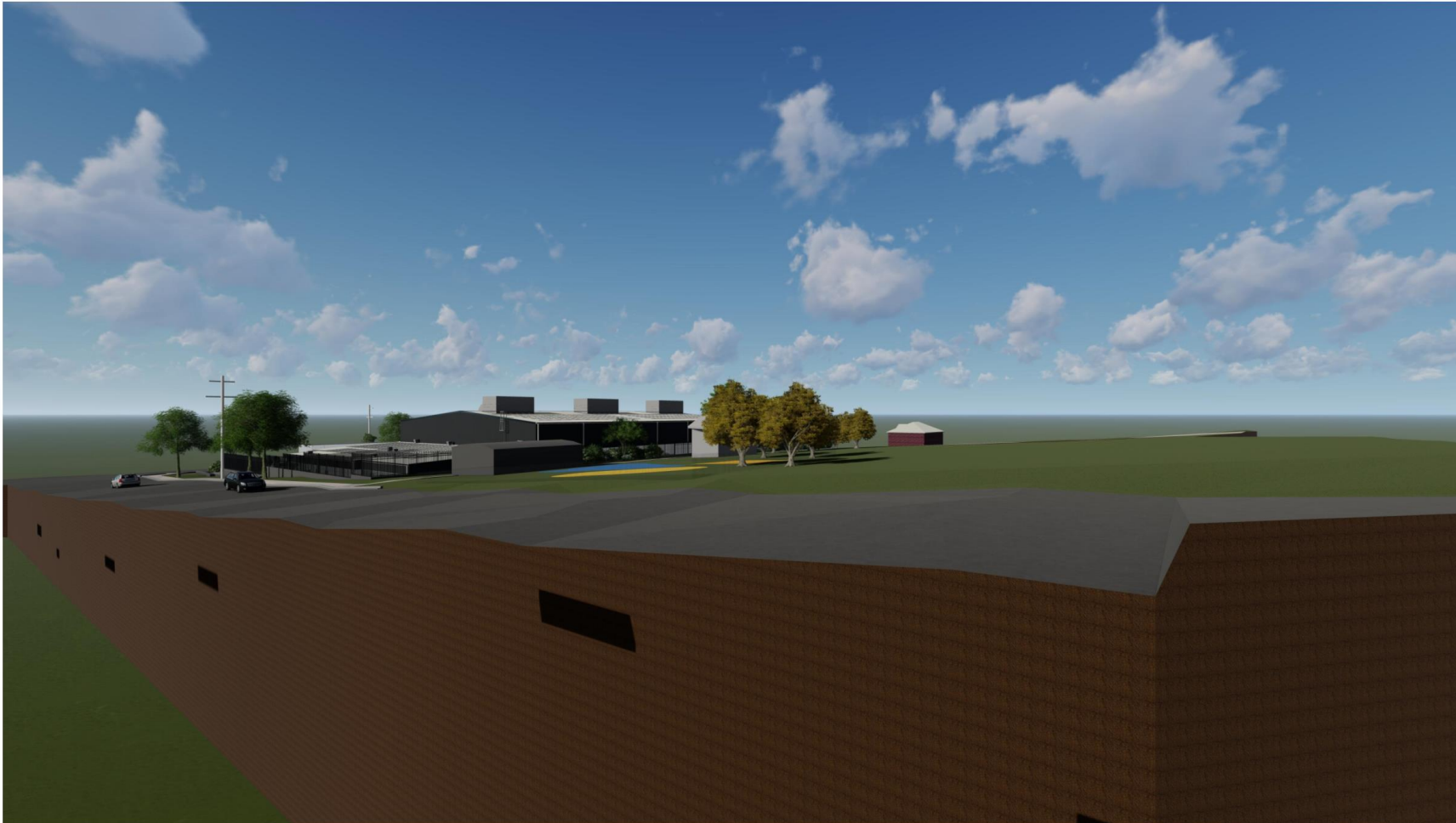
Tumut Evac & Multipurpose Facility



VIEWPOINT 8 - 37 RICHMOND STREET



Tumut Evac & Multipurpose Facility



VIEWPOINT 9 OBLIQUE - 39 RICHMOND STREET



Tumut Evac & Multipurpose Facility



VIEWPOINT 10 - CNR RICHMOND & RUSSELL STREETS

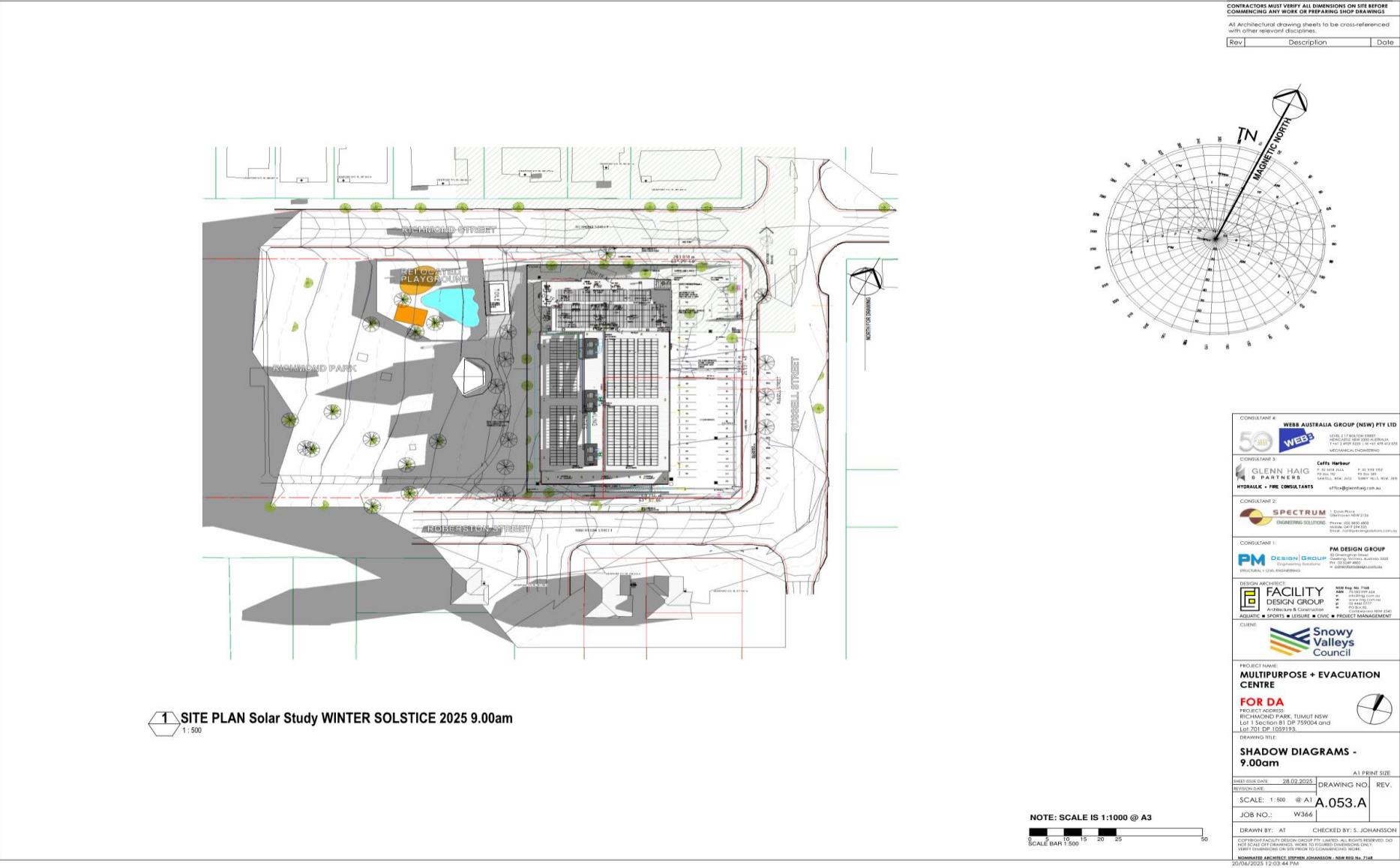


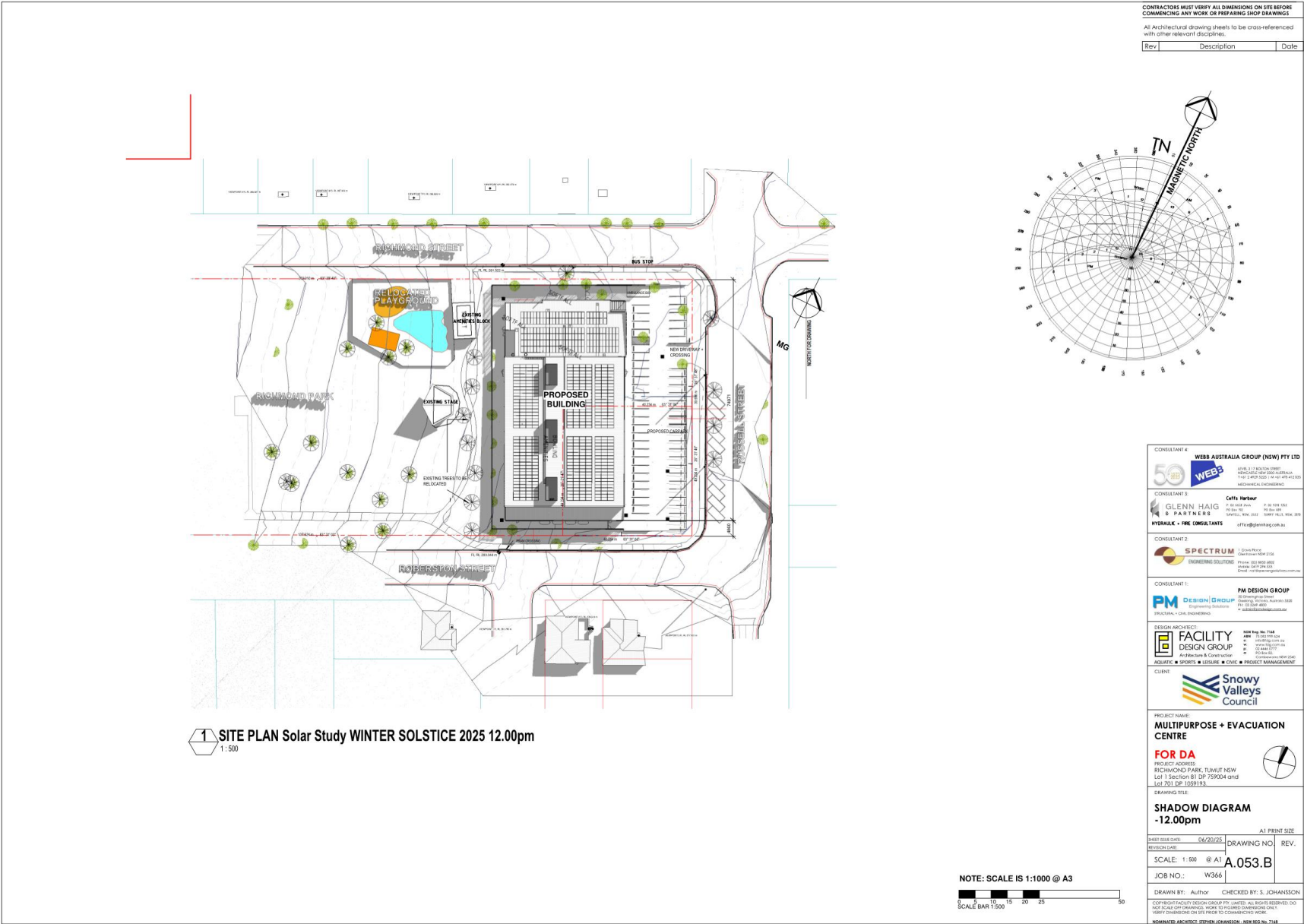
Tumut Evac & Multipurpose Facility

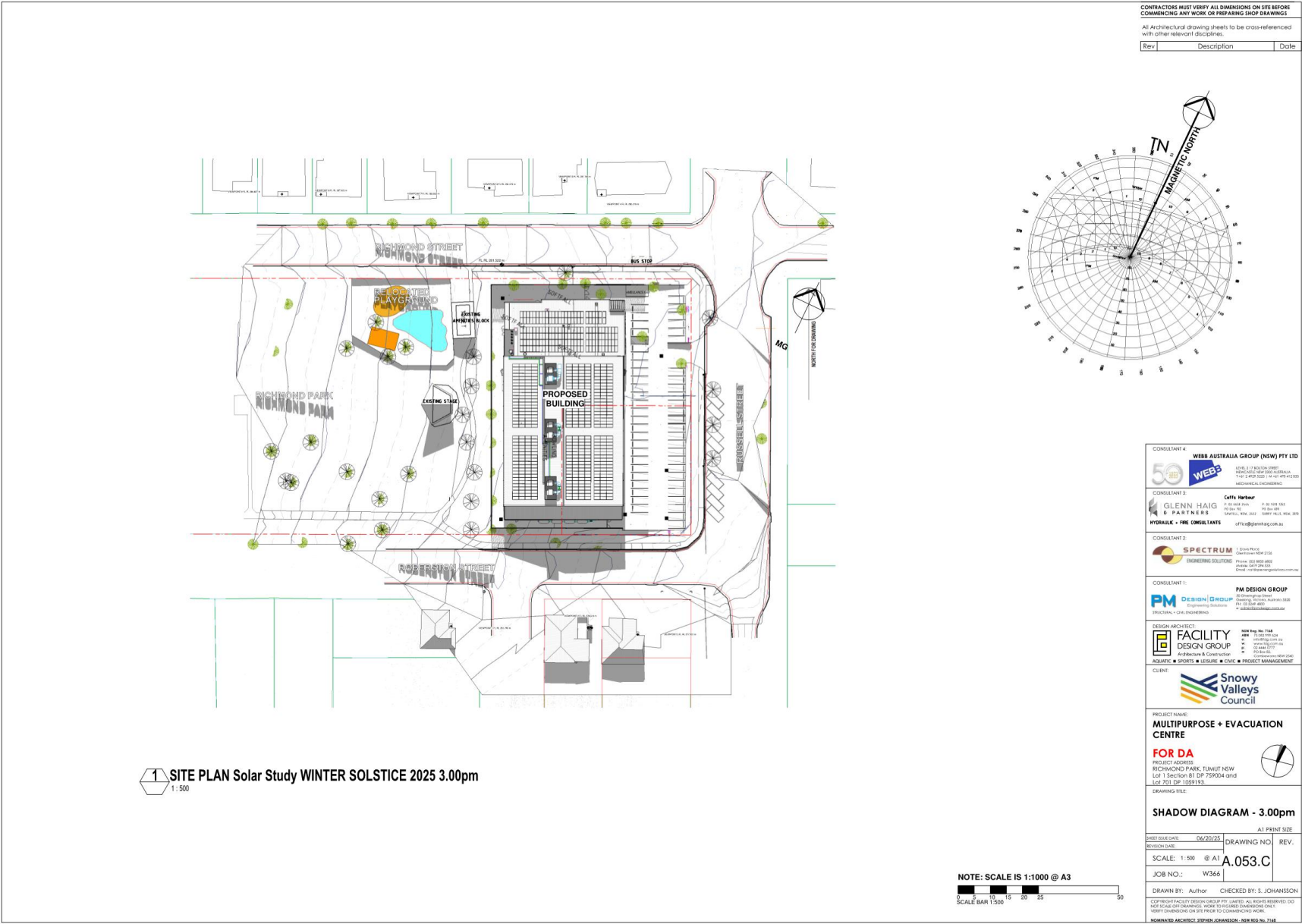


VIEWPOINT 11 - CNR RUSSELL & ROBERTSON STREETS

Attachment 4 - Shadow Diagrams







Attachment 5 - Applicant's response to Heritage**4. Heritage Impacts**

Consideration of any heritage impacts of the development as required under cl 5.10(5) of Tumut LEP on nearby local heritage items particularly Sefton House

The submitted SEE noted:

Clause 5.10 Heritage Conservation

The objectives of this clause are noted as follows:

- “(a) to conserve the environmental heritage of Tumut,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.”*

The site is not identified as a heritage item and is not located within a Heritage Conservation Area.

The site is not identified as an archaeological site and given the history of land uses on the site, is not anticipated to contain any items of archaeological significance.

An aboriginal heritage information management system (AHIMS) search has revealed that there are no Aboriginal sites in or near the subject site and no Aboriginal places declared in or near the site.

It is considered that as the amenity of the area will be preserved, the proposal is consistent with the objective of this provision and is in accordance with Council's requirements.

Additional commentary as requested in Item 4 - Heritage Impact.

Under the provisions of Tumut LEP 2012, Clause 5.10(5) reads as follows:

(5) Heritage assessment

The consent authority may, before granting consent to any development—

- (a) on land on which a heritage item is located, or*
- (b) on land that is within a heritage conservation area, or*
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),*

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In accordance with Clause 5.10(5) of the Tumut Local Environmental Plan 2012, due consideration must be given to the effect of the proposed development on the heritage significance of Sefton House, a locally listed heritage item located approximately 50 metres from the site of the proposed multi-purpose facility.

AQUATIC

SPORTS

LEISURE

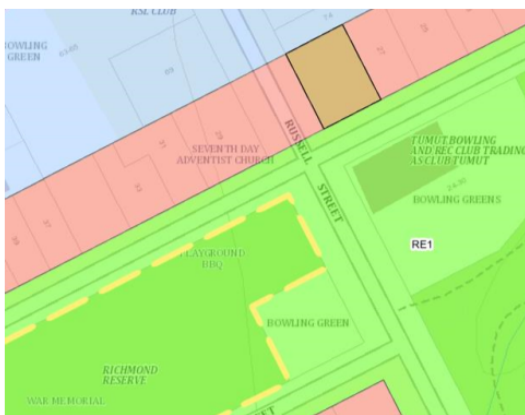
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As previously noted the subject site:

- a. is not identified as a heritage item;
- b. is not located within a Heritage Conservation Area.
- c. it is noted that the subject site is within the vicinity, some 50 metres, of a heritage item identified as 29 A Richmond Street, Tumut known as Sefton House and is currently vacant. Sefton House is an identified local heritage item due to its historical, aesthetic and social value to the Tumut community. Its Federation-style architecture, period detailing, and contribution to the character of the area underscore its local heritage value.



Extract from Tumut LEP 2012 identifying location of Heritage Item 29A Richmond Street, Tumut

While the proposed development is not located directly on or adjacent to the heritage site known as Sefton House, its proximity (approximately 50 metres) necessitates an analysis of indirect impacts, including:

1. How is the impact of the new building on the heritage significance of the item to be minimised?

The design and siting of the proposed multi-purpose facility has been carefully considered to ensure that potential impacts on the nearby heritage item, *Sefton House*, are minimised and managed appropriately. The following measures will be implemented to respect and preserve the heritage significance of Sefton House:

1. Sympathetic Design Approach
The new building incorporates a contemporary but restrained architectural language that avoids mimicking historic styles while maintaining a respectful relationship in scale, materials, and colour palette. This approach ensures a clear distinction between old and new, while acknowledging and complementing the character of Sefton House.
2. Appropriate Siting and Setbacks
The building is located approximately 50 metres from Sefton House, providing a generous physical separation that helps to retain the item's visual prominence within its setting. This buffer reduces the potential for overshadowing or visual domination.

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3. Retention of Key View lines

The development has been designed to retain key public view corridors to and from Sefton House, particularly from nearby streetscapes. Landscaping and massing have been configured to avoid obstructing important visual connections to the heritage item.

4. Landscape Integration

A landscape buffer comprising low-scale native plantings and complementary hardscape elements will be provided between the new development, the primary intersection Richmond and Russell Streets and Sefton House, softening the visual transition and maintaining a cohesive precinct character.

5. Material and Colour Selection

External finishes have been chosen with sensitivity to the surrounding context. Earthy tones ensure the new building sits harmoniously within the recreational setting without competing visually with Sefton House.

The proposed new multi-purpose facility has been thoughtfully designed to sit comfortably within the eclectic mix of the existing streetscape.

With particular note the 2-storey form of the existing bowling club located directly opposite the heritage item, and noting the sound shell/stage structure located in Richmond Park.



Existing Bowling Club



Existing sound shell/stage located in Richmond Park

Through its scale, form, and material selection, the development achieves a balanced and respectful presence that complements the diverse architectural character of the area while ensuring the heritage significance of nearby Sefton House is preserved and protected.

2 Why is the new development required to be adjacent to a heritage item"

The location of the proposed new multi-purpose facility adjacent to Sefton House has been guided by both functional and strategic planning considerations.

While Sefton House is a recognised heritage item, its proximity to the proposed site reflects the following key factors:

1. The subject site is centrally located within the township, ensuring the new facility is highly accessible to the broader community. Its proximity to Sefton House is a consequence of siting the facility within a well-connected civic and social precinct, rather than an intention to impact the heritage item.
2. The proposed multi-purpose facility is intended to enhance and support the broader civic environment, including nearby facilities and services. Its proximity to Sefton House and other existing community infrastructure fosters a coherent, walkable, and service-oriented precinct, improving convenience and user experience.
3. Available land for community infrastructure within the immediate area is limited. The chosen site represents one of the few suitable parcels that can accommodate the scale and functional requirements of the facility without displacing other essential land uses.
4. Rather than being in conflict with Sefton House, the new development presents an opportunity demonstrating how modern architecture can sensitively co-exist with heritage items. The proposal includes design measures that consciously minimise visual and physical impacts on the heritage setting, enhancing the overall character of the recreational precinct.
5. Locating the new facility in proximity to Sefton House contributes to the revitalisation of the area, activating underused spaces and reinforcing a sense of place. The existing heritage item will add cultural significance to the new development, creating a dialogue between past and present.
6. The new facility will provide a modern contemporary development that will enhance and update the physical condition and use of the Richmond Park asset and ensure a continued service to the community.

3 How does the curtilage allowed around the heritage item contribute to the retention of it's heritage significance?

The curtilage provided around Sefton House plays a vital role in supporting the ongoing conservation of its heritage significance. By maintaining an appropriate physical and visual buffer between the heritage item and surrounding development, the curtilage ensures that it remains a visually prominent feature within the streetscape, allowing its architectural form, scale, and detailing to be appreciated without intrusion from adjacent built forms.

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The separation provided by the curtilage allows for clear interpretation of the heritage item as a standalone structure of significance, rather than as a component overshadowed by newer development. This enhances public appreciation of its design, function, and legacy. It is noted that the siting of the new facility is well outside the physical curtilage of the nominated Heritage item.

The curtilage is a critical element in ensuring the preservation of the cultural, historical, and architectural significance of Sefton House. The development of the multi-purpose facility will have no impact upon the noted curtilage of the nominated Heritage item.

4 How does the new development affect views to, and from, the heritage item?

The proposed multi-purpose facility has been carefully designed to ensure that key views to and from *Sefton House* are retained and respected, supporting the ongoing appreciation of its heritage significance within the broader streetscape, as no significant views will be impacted by the proposed development.

Due to its setback and low-profile built form in proximity to Sefton House, the development does not intrude on the primary sightlines that define the heritage item's setting. Views from Sefton House across the streetscape are maintained, allowing it to retain its sense of place and orientation within the locality.

In addition, the inclusion of landscaping between the development and Sefton House enhances the visual transition between the two, softening any contrasts and contributing to a coherent and attractive setting.

In the context of an eclectic streetscape, the new development reinforces a sense of visual diversity without diminishing the prominence of Sefton House. It contributes positively to the evolving character of the area while ensuring the heritage item remains a focal point.

Overall, the development supports the visual integrity of Sefton House by ensuring that it remains clearly legible within its context, enhancing—not detracting from—its contribution to the streetscape.

5 Are the additions sited on any known or potentially significant archaeological deposits?

There are no known significant archaeological deposits in the area of the proposed development.

6 Are the additions sympathetic to the heritage sites?

The design of the proposed multi-purpose facility is considered to be sympathetic to the existing recreational environment and will have minimal impact upon the identified heritage item. The proposed design is considered to be uncomplicated in style and sensitive in scale and character ensuring that the heritage value of the item is respected and preserved.

7 Will the additions tend to visually dominate the heritage item?

No, the new multi-purpose facility will not visually dominate the heritage item.

The proposed multi-purpose facility has been carefully designed to ensure it remains visually recessive in relation to Sefton House, preserving the heritage item's significance within the streetscape.

As the new build is located some 50 metres away from the nominated heritage item, this will limit the impact it will have upon the heritage item as it will sit respectfully within the streetscape and will not detract from or overpower the heritage value of Sefton House.

It is considered that the development is well set back from the heritage item, creating a generous physical and visual buffer that helps maintain Sefton House's setting and legibility as a stand-alone historic structure.

5.10.8 Will the public and users of the items still be able to view and appreciate its significance?

The proposed multi-purpose facility will not limit public access to the nominated heritage item, nor will it limit visual appreciation from the street and surrounding locality.

As such, it is considered that the proposed new multi-purpose facility will have minimal impact upon the listed local heritage item – Sefton House. The proposed redevelopment is contemporary in design, yet sympathetic to its setting and interface with the existing streetscape. The architectural design responds in a respectful manner and is well-integrated into the local context and site characteristics. Due care has been taken in the design of this proposal to ensure minimal adverse impact will occur upon the existing site.

The proposal to redevelop the existing centre respects and complies with Council's controls as noted above. The proposal is consistent with the character of the neighbourhood and respects the scale and form of the streetscape, the existing site conditions and the nominated heritage item.