

Item 6.**Development Application: 132-134 Shepherd Street, Darlington - D/2024/615**

File No.: D/2024/615

Summary**Date of Submission:** 31 July 2024**Applicant:** The Council of the City of Sydney**Owner:** The Council of the City of Sydney**Cost of Works:** \$0**Zoning:** Zone R1 General Residential**Proposal Summary:** The subject Development Application (DA) D/2024/615 seeks consent for the continued use of the premises as a community facility and to formalise management arrangements pertaining to hours of operation, noise and waste.

The proposed hours of operation are between 7.00am and 10.00pm, Monday to Sunday.

Notification and exhibition

In accordance with the City of Sydney Community Participation Plan 2019 the proposed development was notified and exhibited for a period of 28 days between 13 August 2024 and 11 September 2024. A total of 181 properties were notified and 11 submissions were received.

Issues raised in submissions include:

- hours of operation
- noise
- licensed events
- waste management
- lack of community consultation

- designated on-street parking spaces for Council vehicles.

Concerns raised in submissions are addressed in this report.

Assessment

The proposed development is consistent with the objectives of the Zone R1 General Residential and complies with the relevant objectives and controls of the Sydney LEP 2012.

An acoustic report has been submitted with the application containing recommendations to prevent unacceptable adverse noise impacts arising from the use. A Plan of Management is also submitted incorporating noise reduction measures recommended in the acoustic report.

Conditions are recommended that require the recommendations of the acoustic report to be implemented and for the community centre to be operated in accordance with the Plan of Management.

Conditions are also recommended that approve the use of outdoor seating areas beyond 8.00pm to 10.00pm, Monday to Sunday for a one year trial period so Council can assess the ongoing management of this part of the community facility and to allow the outdoor seating area to operate without detriment to the amenity of the neighbourhood.

Reason for Local Planning Panel determination

The subject application is referred to the Local Planning Panel for determination due to a potential conflict of interest as the Council of the City of Sydney is both the applicant and landowner.

Summary Recommendation: The development application is recommended for approval, subject to conditions.

Development Controls:

- (i) Sydney Local Environmental Plan 2012
- (ii) Sydney Development Control Plan 2012

Attachments:

- A. Recommended Conditions of Consent
- B. Selected Drawings
- C. Plan of Management
- D. Submissions

Recommendation

It is resolved that consent be granted to Development Application Number D/2024/615 subject to the conditions set out in Attachment A to the subject report.

Reasons for Recommendation

The application is recommended for approval for the following reasons.

- (A) The site is located in the Zone R1 General Residential. The development is for a community facility and which is permitted with consent in the zone.
- (B) The development accords with the objectives of the Sydney LEP 2012 and the Sydney DCP 2012.
- (C) The development, subject to the recommended conditions, will not unreasonably compromise the amenity of nearby properties.

Background

The Site and Surrounding Development

1. The site has a legal description of Lot 1 DP 456481, Lot 2 DP 193234, Lot 2 DP 456481, Lot 3 DP 456481, known as 132 to 134 Shepherd Street, Darlington. It is irregular in shape and has an area of approximately 970 sqm. It occupies an entire block bounded by Ivy Street to the north, Boundary Street to the east, Rose Lane to the south and Shepherd Street to the west. There is a vehicle crossover from Rose Lane to a loading area on the southern side of the site. Levels on the site fall west to east by 1m.
2. The site contains a single storey building known as the Darlington Activity Centre.
3. The surrounding area is characterised by a mix of land uses, primarily being residential to the north, east and south. On the opposite, western side of Shepherd Street is the Darlington campus of the University of Sydney.
4. The site does not contain a heritage item and it is not in the vicinity of a heritage item. However, the site is identified as containing a detracting building within the Darling Nursery Estate heritage conservation area (C10).
5. The site is located within the locality of Darlington and West Redfern. The landscaped areas to Shepherd, Ivy and Boundary Streets are subject to minor flood affectation.
6. A site visit was carried out on 15 August 2024. Photos of the site and surrounds are provided below.



Figure 1: Aerial view of site and surrounds



Figure 2: Shepherd Street (western) site frontage



Figure 3: Rose Lane (southern) site frontage



Figure 4: Corner of Rose Lane and Boundary Street looking west



Figure 5: Boundary Street (eastern) site frontage looking north



Figure 6: Boundary Street (eastern) site frontage looking west



Figure 7: Ivy Street (northern) site frontage looking west



Figure 8: Corner of Ivy Street and Shepherd Street looking south-west



Figure 9: Outdoor seating area in landscaped setback to Shepherd Street



Figure 10: Outdoor seating area in landscaped setback to Ivy Street



Figure 11: Interior view of main hall



Figure 12: View through north facade from main hall to outdoor seating area and Ivy Street



Figure 13: Interior view of kitchen off main hall

History Relevant to the Development Application

General History

7. The subject site was formerly occupied by an industrial warehouse building.
8. 1960-2000:
 - (a) The building that currently stands on the site was constructed in the 1960s.
 - (b) From the time of its construction until 2000, the has premise operated as a community facility accommodating various activities including meetings, classes, workshops and functions for senior citizens and for administrative, clerical, recreational, social and professional service provision such as podiatry care.
 - (c) Council records indicate that during this time the premises has variously been known as the Pine Street Creative Art Annex, the Harry Burland Welfare Centre, Harry Burland (Darlington) Activity Centre and the South Sydney Activity Centre.
9. 2001-2019:
 - (a) Known as Darlington Activity Centre during this time, the premise operated as a community facility accommodating various activities including meetings, classes, arts and crafts workshops, administrative, recreational and cultural events.
10. 2020-present:
 - (a) Due to the pandemic, the Darlington Activity Centre was closed and has not yet reopened.

Development Applications

11. U94/00503 - On 28 July 1994 development consent was granted for alterations and additions to the existing building to construct two new rooms within the community facility building for use as a podiatry.

Compliance Action

12. There is no recent history of compliance actions pertaining to the site.

Amendments to the subject application

13. Shortly after lodgement of the application Council Officers requested the following:
 - (a) information to demonstrate that the existing building does or can be made to comply with the Category 1 fire safety provisions;
 - (b) information about previous uses of the community facility and what uses are proposed to continue under the subject application;
 - (c) an acoustic report that predicts potential noise impacts at the nearest residential receivers and provides recommendations for noise mitigation; and
 - (d) an amended Plan of Management that incorporates any operational measures to reduce noise impacts to neighbouring residences as recommended in the acoustic report.

14. The Applicant responded by submitting the requested information.
15. Council officers made a follow up request for more noise monitoring, an updated acoustic report and an updated Plan of Management.
16. The Applicant and Council's planner met to discuss the follow up request. After this meeting the applicant provided a written response including an amended Plan of Management that specified reduced hours of operation of between 8.00am and 10.00pm, Monday to Sunday and a complaints procedure, with a particular focus on how noise complaints are to be managed.

Proposed Development

17. The application seeks consent for the continued use of the premises as a community facility and to formalise management arrangements pertaining to the hours of operation, noise and waste.
18. Activities proposed to be carried out on the site, as they have in the past include: meetings, classes, workshops, arts and crafts, recreational and cultural events, functions for senior citizens and for administrative, clerical, recreational, social and professional service provision such as podiatry care.
19. The proposed hours of operation are between 7.00am and 10.00pm, Monday to Sunday. However, based on the way the community centre has operated in the past it is expected that the community centre will not operate until 10.00pm every night.
20. It is proposed that a maximum of 40 participants may be inside the premises at any one time.
21. A floor plan of the development is provided below.

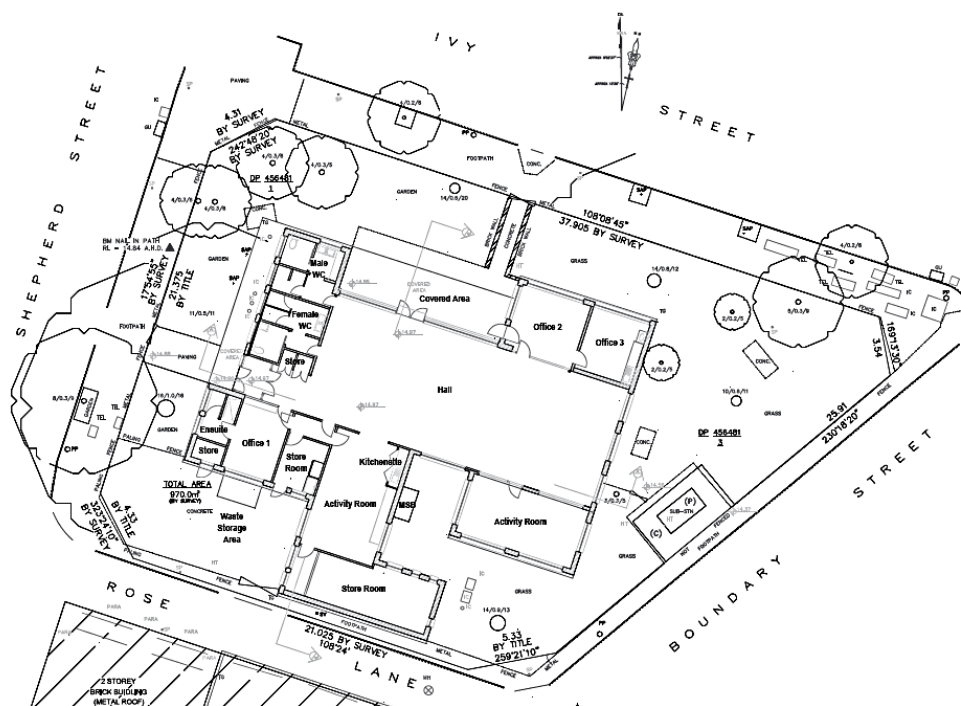


Figure 14: Floor plan

Assessment

22. The proposed development has been assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

State Environmental Planning Policies

State Environmental Planning Policy (Sustainable Buildings) 2022

Chapter 3 Standards for non-residential development

23. Chapter 3 of the SEPP applies to non-residential development, that involves: -
- (a) The erection of a new building, or
 - (b) Alterations, enlargement or extension of an existing building, if the development has a capital investment value of \$10 million or more.
24. The proposed development does not involve any works and as such is not subject to the requirements of the SEPP.

Local Environmental Plans

Sydney Local Environmental Plan 2012

25. An assessment of the proposed development against the relevant provisions of the Sydney Local Environmental Plan 2012 (the LEP) is provided in the following sections.

Part 2 Permitted or prohibited development

Provision	Compliance	Comment
2.3 Zone objectives and Land Use Table	Permitted with consent	The site is located in the Zone R1 General Residential. The subject application seeks consent for the continued use of the site as a community facility which is permitted with consent in the zone.

Part 5 Miscellaneous provisions

Provision	Compliance	Comment
5.10 Heritage conservation	Yes	<p>The site does not contain a heritage item and it is not in the vicinity of a heritage item. However, the site is identified as containing a detracting building within the Darling Nursery Estate heritage conservation area (C10).</p> <p>The proposed development relates to the use of the existing building only and</p>

Provision	Compliance	Comment
		will not have an additional adverse heritage impact.
5.21 Flood Planning	Yes	<p>The landscaped areas to Shepherd, Ivy and Boundary Streets are subject to minor flood affectation.</p> <p>The portion of the site containing the community facility building is free from flood affectation.</p> <p>Use of the community facility building does not pose an unacceptable flood risk and is supported.</p>

Part 7 Local provisions – general

Provision	Compliance	Comment
Division 1 Car parking ancillary to other development		
7.1 Objectives and application of Division	n/a	<p>There are no on-site car parking spaces provided.</p> <p>No changes to on-site parking provision are proposed under the subject application.</p>
Division 3 Affordable housing		
7.13 Contribution for purpose of affordable housing	n/a	<p>As the subject site is on residual land and the proposal does not involve a change of use of the existing building to residential accommodation or tourist and visitor accommodation, this control does not apply.</p> <p>The proposed development is not subject to an affordable housing contribution.</p>

Development Control Plans

Sydney Development Control Plan 2012

26. An assessment of the proposed development against the relevant provisions within the Sydney Development Control Plan 2012 is provided in the following sections.

Section 2 – Locality Statements

27. The site is located within the locality of Darlington and West Redfern. The proposed continued use of the site as a community facility does not undermine the achievement of the outcomes expressed in the character statement and supporting principles for the locality.

Section 3 – General Provisions

Provision	Compliance	Comment
3.2. Defining the Public Domain	Yes	The proposed continued use of the site as a community facility maintains passive surveillance opportunities to and from the site.
3.5 Urban Ecology	Yes	The proposed development does not involve the removal of any trees and will not have an adverse impact on the local urban ecology.
3.6 Ecologically Sustainable Development	Yes	The proposal satisfies the relevant environmental requirements.
3.7 Water and Flood Management	Yes	Refer to the assessment against clause 5.21 in the LEP compliance tables above.
3.8 Subdivision, Strata Subdivision and Consolidation	Yes	The proposed development does not involve subdivision.
3.9 Heritage	Yes	Refer to the assessment against clause 5.10 in the LEP compliance tables above.
3.11 Transport and Parking	Able to comply	<p>Council's Transport Planner has reviewed the proposal and supports:</p> <ul style="list-style-type: none"> • no on-site parking provision • kerbside waste collection. <p>Conditions are recommended requiring provision of:</p> <ul style="list-style-type: none"> • 3 on-site bicycle parking spaces for staff and visitors • 3 personal lockers as part of the end of trip facilities.
3.12 Accessible Design	Able to comply	The existing building is able to be modified to provide equitable access.

Provision	Compliance	Comment
3.13 Social and Environmental Responsibilities	Yes	The proposed development provides adequate passive surveillance and is generally designed in accordance with CPTED principles.
3.14 Waste	Able to comply	<p>Conditions are recommended:</p> <ul style="list-style-type: none"> to ensure the proposed development complies with the relevant provisions of the City of Sydney Guidelines for Waste Management in New Development restricting waste collections to between 6.00am and 10.00pm Monday to Friday and 8.00am and 10.00pm on weekends and public holidays, as is required by the City's Waste Management Local Approvals Policy 2022.
3.15 Late Night Trading Management	n/a	<p>The proposed community facility use is characterised as a Category B premises with hours of operation of between 7.00am and 10.00pm, Monday to Sunday.</p> <p>As the proposal does not seek to operate beyond 10.00pm, the application is not subject to the requirements of the DCPs late night trading provisions.</p> <p>Conditions are recommended to regulate the hours of operation of the premises as detailed in the Discussion section in this report.</p>

Section 4 – Development Types

4.2 Residential Flat, Commercial and Mixed Use Developments

Provision	Compliance	Comment
4.2.3 Amenity		
4.2.3.11 Acoustic privacy	Able to comply	An acoustic report has been submitted during the assessment of the application.

Provision	Compliance	Comment
		<p>The acoustic report concludes that noise emissions from the premises are able to comply with the relevant acoustic criteria subject to recommended noise management measures including:</p> <p>An acoustic engineer must be engaged to calibrate any speakers that are installed.</p> <p>AC equipment must be serviced regularly to maintain low levels of mechanical services noise.</p> <p>Conditions are recommended that specify the operational noise limits that apply to the community facility use itself and to any associated AC plant and equipment for the building.</p>

Discussion

Hours of operation

28. The proposed hours of operation are between 7.00am and 10.00pm, Monday to Sunday.
29. As the proposal does not seek to operate beyond 10.00pm, it is not subject to the late-night trading provisions specified at section 3.15 of the Sydney DCP 2012 (the DCP).
30. Although the late-night trading provisions specified at section 3.15 of the DCP do not apply, these provisions are a useful guide for the assessment of the proposed hours of operation of the outdoor seating areas of the community facility.
31. DCP provision 3.15.4 specifies a system of hours of operation and trial periods for outdoor uses as follows:
 - (a) outdoor hours of operation:
 - (i) base - 7.00am to 8.00pm
 - (ii) extended - to 10.00pm (subject to a trial period).
32. The system of hours of operation and trial periods specified in DCP provision 3.15.4 outlined above enable Council officers to assess the ongoing management of a premise and its impacts on neighbourhood amenity, while providing for the periodic review of the conditions on development consents.
33. Using DCP provision 3.15.4 as a guide, conditions are recommended that restrict the approved hours of operation of the community facility as follows:

- (a) indoor hours of operation:
 - (i) 7.00am to 10.00pm
 - (b) outdoor hours of operation (in the outdoor seating areas):
 - (i) 7.00am to 8.00pm
 - (ii) 8.00pm to 10.00pm (subject to a 1-year trial period).
34. Conditions are recommended that specify criteria for any noise generated from activities conducted in the community facility and from any associated AC plant and equipment for the building.
35. As noted in the DCP compliance tables above, an acoustic report has been submitted during the assessment of the application. The acoustic report concludes that noise emissions from the premises can comply with the relevant acoustic criteria subject to recommended noise management measures including:
- (a) an acoustic engineer must be engaged to calibrate any speakers that are installed;
 - (b) AC equipment must be serviced regularly to maintain low levels of mechanical services noise.

Consultation

Internal Referrals

36. The subject application was referred to Council's Environmental Health, Licenced Premises and Late Night Trading and Cleansing and Waste Specialists, Transport Planner, Building Surveyor and Specialist Surveyor.
37. Issues raised in referrals from Council's specialist staff have been considered in this assessment.

Advertising and Notification

38. In accordance with the City of Sydney Community Participation Plan 2019, the proposed development was notified and exhibited for a period of 28 days between 13 August 2024 and 11 September 2024. A total of 181 properties were notified and 11 submissions were received.
39. Issues raised in submissions are summarised and responded to as follows:
- (a) **Issue:** The application is supported. It has the potential to foster greater social cohesion and highlight the village of Darlington as a centre for culture and innovation. In the past, the community centre served the area well. It is needed in this neighbourhood and will be well used.

Response: The proposed use of the site as a community facility complies with the relevant planning controls and is recommended for approval.

- (b) **Issue:** The community centre should be used for the broadest range of activities possible and be subject to as few rules as possible. The proposed hours of operation of 7.00am to 12.00 midnight, Monday to Sunday are supported. Generally, venues should be able to operate as long as they are not causing any adverse amenity impacts.

Response: As detailed elsewhere in this report, the proposed hours of operation have been amended during the assessment to between 7.00am and 10.00pm Monday to Sunday. An acoustic report has been submitted with the application which contains recommendations for operational measures to be implemented to prevent unacceptable adverse noise impacts from the use. The submitted Plan of Management incorporates the operational measures recommended in the acoustic report. Conditions are recommended for imposition on any consent granted that restrict the hours of operation to 10.00pm, that establish suitable noise criteria, that require the relevant recommendations of the acoustic report to be implemented and for the community centre to be operated in accordance with the Plan of Management.

- (c) **Issue:** A number of submissions contain suggestions as to what is an appropriate time for the proposed community facility to close. These range from closing times of between 2.00pm and 10.30pm. These suggested closing times are justified on the grounds that they are better suited to the residential character of the surrounding neighbourhood and would minimise adverse noise impacts to surrounding properties.

Response: As outlined elsewhere in this report, the proposed hours of operation have been amended to be between 7.00am and 10.00pm Monday to Sunday. The proposed closing time of 10.00pm each night is, according to DCP provision 3.15.1(4), within generally accepted standard business hours.

As the proposal does not seek hours of operation beyond 10.00pm, the DCP's late night trading provisions (contained in DCP section 3.15) do not apply. Nonetheless conditions that are based upon the system of hours and trial periods specified in DCP provision 3.15.4 are recommended for imposition on any consent granted to regulate the outdoor hours of operation of the community facility. This will enable Council officers to assess the ongoing management of the use of outdoor seating areas associated with the premise and its impacts on neighbourhood amenity, while providing for the periodic review of the conditions on any development consent granted.

- (d) **Issue:** The proposed Plan of Management specifies conditions of use of the Darlington Activity Centre that seek to manage acoustic impacts. However, this relies on users being aware of the conditions and abiding by them, none of which can be guaranteed by the City of Sydney as the property owner. I suggest a reduction in the hours of operation is a simpler and more appropriate solution to manage potential acoustic impacts and conflict between neighbours.

Response: Any person or group that uses or hires the community facility will be subject to an agreement and the Plan of Management. Anyone that does not use the community facility in accordance with the Plan of Management will be in breach of their agreement and may be subject to compliance action. Concerns relating to hours of operation and potential amenity impacts have been addressed in other responses above.

- (e) **Issue:** I am concerned about the potential impacts of the community centre being used for parties and musical events late at night. I have read the Plan of Management and it does not give confidence that there will be no late-night disturbance or noise in this residential area.

The Plan of Management should provide that:

- amplified music finishes by 10.00pm Sunday to Thursday, and by 11.00pm on Friday and Saturday
- amplified music volumes should be low enough to avoid impacts on neighbours.

Response: The proposal has been amended to provide hours of operation of between 7.00am and 10.00pm, Monday to Sunday. Currently there is no public address system or amplifier speakers in the community facility. One of the noise management measures specified in the submitted acoustic report is for a qualified acoustic engineer to calibrate any public address system or amplifier speakers that are installed. The acoustic report also confirms that subject to this and other recommended operational measures, regular use of the community facility in accordance with the plan of management and acoustic report recommendations will not result in unacceptable noise disturbances to surrounding residential receivers.

- (f) **Issue:** Due to the site's proximity to the University of Sydney, concern is raised about the use of the community centre for parties that involve the service of alcohol. Alcohol should not be allowed on the site as it is not in-line with the well-being objectives of the community centre. Functions requiring service of alcohol are well catered for by the many pubs in the area including The Rose Hotel which is only 200m away.

Response: The proposed use of the site as a community facility is permitted with consent in the Zone R1 General Residential that applies to the site. The Sydney LEP 2012 (the LEP) defines a community facility as a building or place - (a) owned or controlled by a public authority or non-profit community organisation, and (b) used for the physical, social, cultural or intellectual development or welfare of the community. This definition encompasses activities such as meetings, classes, rehearsals, workshops, conferences, functions and events and which may involve the service of alcohol. The community facility has accommodated such activities in the past. The subject application seeks consent to continue this use and to formalise management arrangements. Licensing to allow for the sale and / or service of alcohol is a matter for Liquor and Gaming NSW.

- (g) **Issue:** Objection is raised to the proposed waste storage area adjacent to Rose Lane. There are several bedrooms within the residential property on the southern side of Rose Lane that face the community centre. Residents of these properties are routinely disturbed by City of Sydney workers in the lane and surrounding streets early in the morning operating leaf blowers, carrying out maintenance and driving street sweepers. Waste collections tend to occur in the early morning hours, anytime from 4.00am onwards. The movement of waste bins from the proposed storage area to the pick-up location will have adverse impacts on the amenity of these nearby residences. Rose Lane is a narrow laneway and does not provide sufficient separation between the community centre and our homes to mitigate acoustic impacts. The activity centre has access to three other street frontages that are wider and provide easier access for waste management purposes. It is requested that the waste storage area is not situated anywhere along Rose Lane and that the movement of bins is minimised.

Response: Rose Lane is a public road available to all users, including Council's waste collection contractor's vehicles. The location, size and construction of the existing waste storage area is an existing arrangement that satisfies the City's Waste Management Guidelines. As mentioned in the assessment against provision 3.14 in the DCP compliance tables in this report above, conditions are recommended restricting waste collections to between 6.00am and 10.00pm Monday to Friday and 8.00am and 10.00pm on weekends and public holidays and which is in accordance with the City's Waste Management Local Approvals Policy 2022.

- (h) **Issue:** While there have been informal consultations between Council and the community, there has not been any formal consultative notice issued by Council about the proposal. This is necessary for Council and the community to have a discussion and for the community to provide feedback on the proposed use of the activity centre. The application documents provide only a general description of proposed activities. But they do not explain why such long hours are proposed and how often activities that continue until 12.00 midnight will occur. The application documents do not specify the capacity of the venue or the maximum number of people permitted on the premises for one off or regular events. The application documents incorporate a management plan, which lacks specific information about maintenance, allocated staffing and what efforts are going to be made to engage with the community. Council should formally consult with neighbours and the wider community about proposed activities and the management strategy for the venue.

Response: The Environmental Planning and Assessment Act 1979 (the Act) specifies the matters to be considered in the development application assessment process. These include the permissibility of the proposed use within the land use zone applicable to the site and issues raised in submissions received in response to the public exhibition of the application.

Community consultation regarding the detailed programming of activities within the community centre is not a requirement of the development application process prescribed by the Act and is not a matter for consideration in this assessment.

In a response to Council's planners' preliminary request for information the applicant provided some further detail on the specific services and activities that have occurred in the community facility in the past and that are proposed to continue, including: meetings, classes, workshops and functions, cultural and recreational activities and provision of administrative, social and professional services such as podiatry services. This response was made available along with the other submitted application documents on the City's website.

The amended Plan of Management submitted during the assessment specifies a maximum capacity of 40 participants in activities to be conducted within the community facility building.

As noted elsewhere in this report, the proposed community facility use complies with the relevant planning controls and is recommended for approval.

- (i) **Issue:** There are 8 on-street car parking spaces designated for Council vehicles surrounding the site that are mostly unoccupied and that waste much needed on-street car parking. These spaces should be rationalised to promote greater traffic and parking circulation and to cater for on-street parking demand.

Response: Council's Transport Planner has reviewed the proposal and has not raised any concerns or recommended any changes to the existing on-street parking arrangements adjacent to the site. Conditions are recommended which require the provision of 3 on-site bicycle parking spaces for staff and visitors and 3 personal lockers as part of the end of trip facilities to be provided within the community centre.

Financial Contributions

Contribution under Section 7.11 of the EP&A Act 1979

40. The City of Sydney Development Contributions Plan 2015 applies to the site. However, the development is to be undertaken by or on behalf of Council and which is listed in Table 2 of the Plan and is excluded from the need to pay a contribution.

Contribution under Section 7.13 of the Sydney Local Environmental Plan 2012

41. As the site is on residual lands and as the proposed development does not involve the creation of new floor space or a change of use to residential or tourist and visitor accommodation, clause 7.13 of the Sydney LEP 2012 (the LEP) is not applicable.
42. The development is not subject to an affordable housing contribution.

Housing and Productivity Contribution

43. The proposal does not include residential, commercial or industrial development. As such the proposed development is not subject to a Housing and Productivity Contribution under the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023.

Relevant Legislation

44. Environmental Planning and Assessment Act 1979.

Conclusion

45. The site has been used as a community facility since the 1960s. The subject development application D/2024/615 seeks consent for the continued use of the premises as a community facility and to formalise management arrangements pertaining to the hours of operation, noise and waste. The proposed hours of operation are between 7.00am and 10.00pm, Monday to Sunday.
46. The proposed development is consistent with the objectives of the Zone R1 General Residential and complies with the relevant objectives and controls of the Sydney LEP 2012.
47. An acoustic report has been submitted with the application which contains recommendations to prevent unacceptable adverse noise impacts arising from the use. A Plan of Management has also been submitted. Conditions are recommended requiring the recommendations of the acoustic report to be implemented and for the community centre to be operated in accordance with the Plan of Management.
48. Conditions are recommended to regulate the hours of operation that will enable Council officers to assess the ongoing management of the community facility considering measures to be implemented to allow it to operate without detriment to the amenity of the area.
49. The subject application is recommended for approval subject to conditions.

ANDREW THOMAS

Executive Manager Planning and Development

Ben Chamie, Area Planning Coordinator