

Proposal – Olympic Park Grandstand & Amenities

Developer – Muswellbrook Shire Council

Name of applicant – Tom Potter GHD

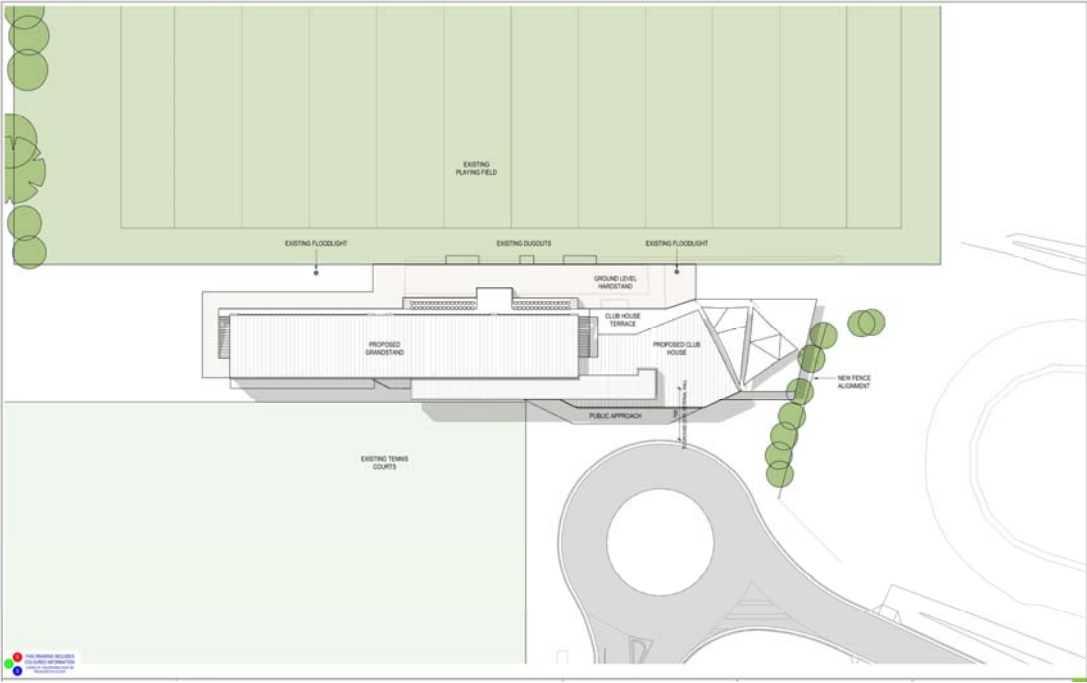
# Development Overview

Particulars	Details
Proposed development	Staged Development of Grandstand and amenities
Type of development	Recreation facility (major)
Estimated value	\$5.5 Million
Address	3 Wilkinson Avenue, Muswellbrook
Land identification	Lot 7010 DP 93327
Area	10.50 ha
Zone	RE1 Public Recreation
Proponent	Muswellbrook Shire Council
Property owner	Crown Land
Classification	Community land
Consent Authority	Muswellbrook Shire Council

Olympic Park is a sporting precinct comprising rugby league fields and grandstand, tennis courts, the Ron King Velodrome, the Muswellbrook Aquatic Centre, and two bowling greens. The proposed new grandstand facility is to replace the existing grandstand and amenities.

The need for upgrades and additional sporting facilities and associating amenities within the existing Muswellbrook Sporting Precinct was identified within the OPMP, a 30-year vision to ensure the park meets the needs of the future community and utilisation as one of the regions premier sporting venues.

The proposal will comprise a state-of-the-art NRL Regional Level Standard, 870 seat grandstand including training and functioning areas, amenities, canteen, media and broadcast facilities, lift and stair access, a ticket and administration office.



Context & Site Plan







Elevations, Staging & 3D View

# Specialist Reports & Investigations

## Traffic Impact Assessment

SIDRA intersection modelling analysis, based on the existing traffic volumes and road geometry indicates that the intersections of interest currently operate with an acceptable LoS.

Trip generation was undertaken on a first principles basis accounting for an average car occupancy of 1.5 people and assuming that 40 percent of activity at the proposed grandstand will occur in a single peak hour.

SIDRA analysis has been undertaken to account for a ten-year period to 2032 for the following two scenarios, as follows:

- A “no-build” scenario, accounting for background traffic growth in Muswellbrook
- A “build” scenario, accounting for background traffic growth plus the trips associated with the grandstand

The results of the SIDRA analysis indicates that:

- In the 2032 horizon year, the intersections of interest are expected to operate with a good LoS for the “build” and “no-build” scenarios.
- The trips associated with the new grandstand are expected to have a minor impact on the operation of the road network.

In summary it is expected that the trips associated with the new grandstand will have a minor impact on the adjoining road network.

The proposed development does not meet the numerical criteria under Schedule 3 of the SEPP (Transport and Infrastructure) to trigger a referral to Transport for NSW under section 2.122.

## Hazardous Building Materials Assessment

The objective of the HBM Pre Demolition assessment was to locate, assess and document a risk assessment for all identified and suspected HBM within the building, as far as reasonably practicable, for the purpose of demolition or partial demolition.

### Asbestos Containing Materials

Nominated asset	Location	Type of asbestos containing material	Friable	Non-Friable	Risk
B01 - Grandstand	Internal central change room – ceiling lining	Fibre cement sheet		✓	Very High
B01 - Grandstand	Internal canteen area – ceiling lining	Fibre cement sheet		✓	Very High
B01 - Grandstand	Western external wall mounted electrical boxes	Resinous Board – not sampled, (presumed to contain asbestos)		✓	Very High

### Synthetic Mineral Fibres

Nominated asset	Location	Type of hazardous material	Friable	Non-Friable	Risk
B01 – Grandstand (accessed via canteen)	Internal - Hot water systems	SMF – presumed	N/A	N/A	Very High

No Lead Based Paint or Polychlorinated biphenyls were found to be present.

All identified or presumed ACM and SMF must be removed prior to demolition or partial demolition.

# Specialist Reports & Investigations

## Noise Impact Assessment

Various scenarios of maximum and typical usage of the complex were modelled to determine the noise levels at the proposed development.

Noise levels from The Proposal are predicted to exceed the adopted noise goals during major regional events.

Noise mitigation measures for Major Regional Events should be adopted wherever feasible and reasonable, including:

- Site Supervision, prior to, during and at completion of events, to ensure patrons are entering and leaving the site in an orderly fashion
- Signage should be erected at all exits and within the carpark informing patrons to leave the site in a quiet and orderly manner and to consider the residential receivers in the vicinity of the Proposal.
- Staff and security staff should undergo training regarding:
  - Requirements of the Noise Management Plan, including noise limits
  - Location of the sensitive receivers
  - Dealing with noise complaints from residents and management of noise related complaints during the event
- Community consultation prior to major regional events, advertising:
  - A contact number for noise complaints on the evening of the event
  - The name and date of the event
  - The start and finish time of the event
  - The expected spectator size
  - Hours of operation for the complaints line
- Complaints arising from the noise emission from the site during events should be documented and responded to in a sensitive, timely and consistent manner.

# Issues For Further Consideration

- The site is suitable for the proposal and is in the public interest of the Muswellbrook and wider regional community.
- The proposed grandstand will improve recreational amenities, the public domain and increase spectator capacity and is part of the Muswellbrook Olympic Park Master Plan that seeks to upgrade accessibility and improve amenity services.
- The use is consistent with the intent and objectives of the RE1 Public Recreation zone, permissible under Muswellbrook LEP 2009 and compliant with Muswellbrook DCP 2009.
- The proposal will enhance the current use of the site and adjacent football fields, by complimenting and contributing toward the existing recreational uses.
- The proposal is not expected to result in any adverse environmental impacts.