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Staged Demolition Of Existing Buildings And Construction Of New Grandstand And Amenities Development Application No. 2022/95 LOT: 7010 DP: 93327 RES: 570025- 3 Wilkinson Avenue Muswellbrook

Table of Additional Information Requested – 22/11/2022

Information Requested	Response
Provide the adopted Muswellbrook Olympic Park Precinct Master Plan (OPPMP).	Please see attached Olympic Park Master Plan (OPMP) note Stage 2 is not adopted and these respective parts are <u>not</u> public documents.
Provide Plan of Managements for all land associated with the Muswellbrook Olympic Park Precinct Plan.	Attached is both Adopted plan Olympic Park Operating Plan from 2002 and Draft Olympic Park Precinct Plan of Management (draft PoM) from 2022 that was reported to Council in May 2022 for stakeholder consultation.
Review and propose a new colour scheme for the grandstand. The Grandstand is with an open recreational space and while setback from Bell Street it will be a dominate feature within the locality. The colour scheme should be consistent with the already completed works of the Olympic Park Precinct Master Plan.	Colour scheme updated to align with Aquatic Centre – Refer attached architectural drawings
Provide further detail for the complete land uses for the grounds/grandstand. The additional uses will require further information to adequately assess to the impacts of the development.	A comprehensive account for all uses is provided in the draft PoM Any event other than sporting would be subject separate approvals
Provide a detailed waste management plan for the uses. The details are to include waste storage area, pest control and collection location and access.	Council manages pest control for the current facility. A waste storage area has been identified in the architectural drawings, but all respective user groups are required to make their own waste arrangements currently and will be expected to do so in the future.
Provide updated Plans related to each Stage of the proposed development. A full set of plans must be provided in relation to the Stage 1 works. If the works are fully funded, it may be in your interest to reconsider the Staging of the development as a preferred approach to addressing assessment issues associated with the Staging of the works.	The proposed development will not be staged – Reference to staging has been removed. Refer attached architectural drawings
The resolution of issues related to the provision of suitable off-street car parking and/or the preparation of event traffic management plans to the satisfaction of Council Engineers as the road authority will need be a key issue to address before the development application can be recommended for approval.	Please note that under the Olympic Park Master Plan there is additional parking to be delivered. Refer to page 20 There is only sufficient parking for regular use of the Olympic Park facilities. Large events will have their own event management plans. Please see example of parking arrangements used for Rugby League final for Junior League this year (attached). Amateur mark-up but demonstrates that for larger events nearby public car parking used. This example includes the Muswellbrook Aquatic Centre, CBD car parking Bridge St, and Muswellbrook TAFE parking which is done under a licence. Additional parking may be available with prior arrangement at the Muswellbrook Golf Course part of the Olympic Park Precinct,

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	Muswellbrook Showground approx. 900 m away, and Bowman Park, Lorne St approx. 800 m.
<p>Provide a detailed stormwater design to confirm AS 3500 and provide details of stormwater management in accordance with Muswellbrook DCP 25.</p> <p><i>Please note:</i> The existing stormwater drainage connecting to an overland swale and discharge location beneath the access pathway towards Muscle Creek has lost definition and hydraulic capacity, and existing discharge location is subject to blockage. The above stormwater management design is to incorporate and assess the suitability of the existing drainage towards Muscle Creek to ensure appropriate drainage is and a maintenance schedule ensuring its function at all times.</p>	<p>Noted.</p> <p>GHD has provided a stormwater plan to the level of detail required for DA documentation. Detailed stormwater design will be provided as part of the Construction Certificate (CC) documentation following DA approval. CC / detailed documentation will address any specific requirements.</p>
The applicant is to provide clarification and details of any proposed additional parking as outlined in the OPPMP to meet the parking requirements of the DCP, including existing demands of other facilities in the area (such as the Aquatic Centre) and the roll out of the parking over the development of the precinct.	Addressed as part of the OPMP. Refer attached
The OPPMP also notes improvements to the southern intersection adjacent to the existing bridge to provide provisions for bus movements to support the facility (the intersection of Wilkinson Avenue and Haydon St). An intersection widening and upgrade was recommended for Bus transporting to North of Muswellbrook using this intersection. The Consultant needs to provide an intersection widening design in accordance with the recommendations of the OPPMP.	Yes, but this is not part of this development application would be assessed as Development without consent under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and carried out under the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP). For example, likewise as car parks and bridge works have been constructed in this precinct.
It is noted the precinct master plan also shows a shared path connecting Wilder St and Wilkinson St. It is understood that the Wilder St/Wilkinson Ave Bridge project will only construct part of the proposed footpath 2.5m/2.0m wide. Missing links noted within the Olympic Park Master Plan should be included in the proposed development for the grandstand.	As above, but most links are now complete.
Ensure that the kitchen layout aligns with the Food Authorities requirements. There appears to be a Dry servery and a canteen/kiosk. Assumptions would be made that both are for food sale. There are also provisions for a kitchen on the second story. There is no guidance on the architectural plans for how many hand basins, type of cookery, food storage options, etc.	<p>Further detail to be provide at detailed design / Construction certificate phase to standards;</p> <ul style="list-style-type: none"> • National Construction Code • Food premises design construction and fit out guide
An amended acoustic assessment to include all events (possible). The assessment has not included anything in relation to any additional uses such as entertainment events	Any event other than sporting would be subject separate approvals.

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Plan of Management – legislative basis and relationship to the Masterplan	Draft PoM (attached) includes adopted Master Plan (attached)
Car parking – capacity assumptions utilised for carparking calculations	The capacity assumptions of the planned car parking are provided in the OPMP (attached). The provision of car parking or planned car parking is based on available space.
Traffic Management to be identified for the site	Addressed in the OPMP (attached)
Utilisation of the site for events to be outlined, including consideration of noise, lighting	No additional field lighting is considered as part of the development.
Hours of operation	Unknown other than history of bookings. Council will provide in record of licence agreements.
Existing site utilisation and licencing	Clubs / Users have their own liquor licences
Facilities to be provided for both male and female events occurring concurrently	Facilities do provide for both male and female events occurring concurrently – Refer attached architectural drawings
Flood prone land – accessibility to/from the site	The facility itself is not flood prone Facility not in operation / accessed during flood event
Pedestrian access to the site	Addressed in the OPMP (attached) - Not part of this scope of works / DA
Comparison of current utilisation of the facility and proposed change to operations to be identified	No change expected.
Event Management and Operational Plan will be required	Any event will have their own approval process likely managed through a s68 application.