

Oberon Sporting Complex Club

Concept Development Staging

The development is proposed to be undertaken in Six (6) stages as a Concept Development, of which further development consent is required to be obtained in accordance with 4.22(4) (a) of the Environmental Planning and Assessment Act, 1979. The proposed stages are:

- Stage 1 – construction of the sporting ground.
- Stage 2 – construction of the clubhouse.
- Stage 3 – construction of the carpark and landscaping.
- Stage 4 – construction of netball courts.
- Stage 5 - construction of Hockey fields
- Stage 6 - construction of playground facilities.

Preface

The proposed Oberon Sporting Complex intends to include a two storey Pavilion and grand stand to serve players, spectators and club officials in their roles while participating in and hosting sporting events to be held at the site. This use will be ancillary to the main Recreational Use of the site.

Purposes

As demonstrated by the comprehensive concept plans, three (3) sporting organisations will be using and hosting events at the complex being Hockey, League and Netball but will also cater for numerous small fitness groups and gatherings and amenities. While the primary purpose of the project will be the hosting and participating in sporting events, it is intended that a modern well served clubhouse facility will provide many functions to the above roles.

The conventional food and beverage provider is necessary for high activity sports, but a very close second is to be able to spectate in comfort in modern facility. This is particularly the case during inclement weather that can turn very quickly in our microclimate. The provision of food and beverages is not intended to generate vehicle trips of itself. Trip generation will primarily remain with the use of the site for recreational sporting purposes.

Many spectators have indicated their preference for watching matches from the side-lines to closely following the action on the field. Sometimes their attention is so focussed that sudden changes in weather take them by surprise and catch them far from shelter. This goes for visiting teams and their followers as well.

Design brief

The design brief for the complex is evident in the layout of both levels with a clear delineation between players and spectator facilities. This is a necessary separation for the Pavilion to provide adequate space rather than cramped facilities so as to be welcoming and well used. Although these facilities will be well used, they are always intended to remain ancillary to the primary recreation use of the site. This is evident in the Pavilion not including for example an Auditorium that might host a special event. That does not however mean that the facilities should be second rate, they can be modern and functional without being dominant because their primary role is to provide a high level of amenity in serving the Recreational Use of the site.

Impact on the locality

The impact on the locality, it is hoped, will be overwhelmingly positive but a concern is the popularity and interest that good facilities generate. There is no doubt the capacity of the site will

increase from the existing use as grazing land however the entry and exit point do not spill onto heavy vehicle routes or directly into residential areas. Importantly, the access provides an indirect link to the main routes out of town.

The additional benefit that a well serviced facility provides is that it reduces the intensity of entrance and exit numbers just before kick-off and when the full time whistle blows, and that it encourages participants to turn up early and to linger longer after the match is played. This has the effect of dissipating the number of entries and exits during rush periods thereby distributing the level of service into local roads along a longer timeframe.

The clubhouse is modest for the population of Oberon, but Council wants to provide a great facility for spectators, participants and visitors to enjoy and a tangible return to our residents.