

Statement of Environmental Effects
Proposed Grandstand
Lot 435 DP 1095562, 310 Robert Road, Lochinvar.



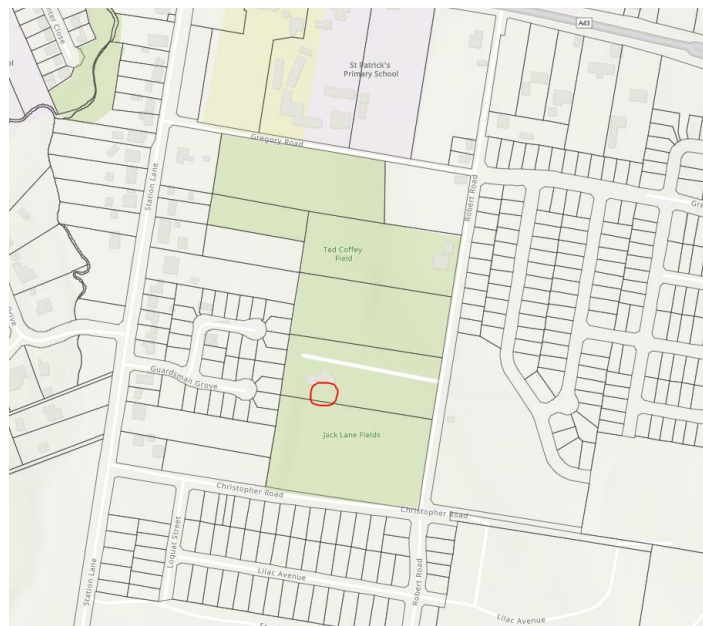
Rev 2 - 15 January 2024

Property Details

Address:	Lochinvar Sports Complex, 310 Robert Road, Lochinvar NSW 2321
Title:	Lot 310 DP 1095562
Zoning:	RE1 – Public Recreation: (pub. 21-4-2023)
Height of building:	NA
Floor Space Ratios:	NA
Minimum Lot Size:	NA
Heritage:	NA
Land Reservation Acquisition:	NA
Acid Sulphate Soils:	Class 5
Urban Release Area:	Urban Release Area

Background

The local sports club wishes to install a prefabricated aluminium “Grandstand”. This will be installed on a newly laid concrete slab which was constructed as part of a grant provided through ‘Resources for Regions (R4R)8’ and was completed in November of 2023. A growing population base and increase in support and use of the local facilities, has prompted the club to initiate an upgrade to spectator viewing and comfort in consultation with Council’s Community & Recreation team.



Location Plan

Maitland Council LEP 2011

Zone RE1 Public Recreation

1 Objectives of zone

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

2 Permitted without consent

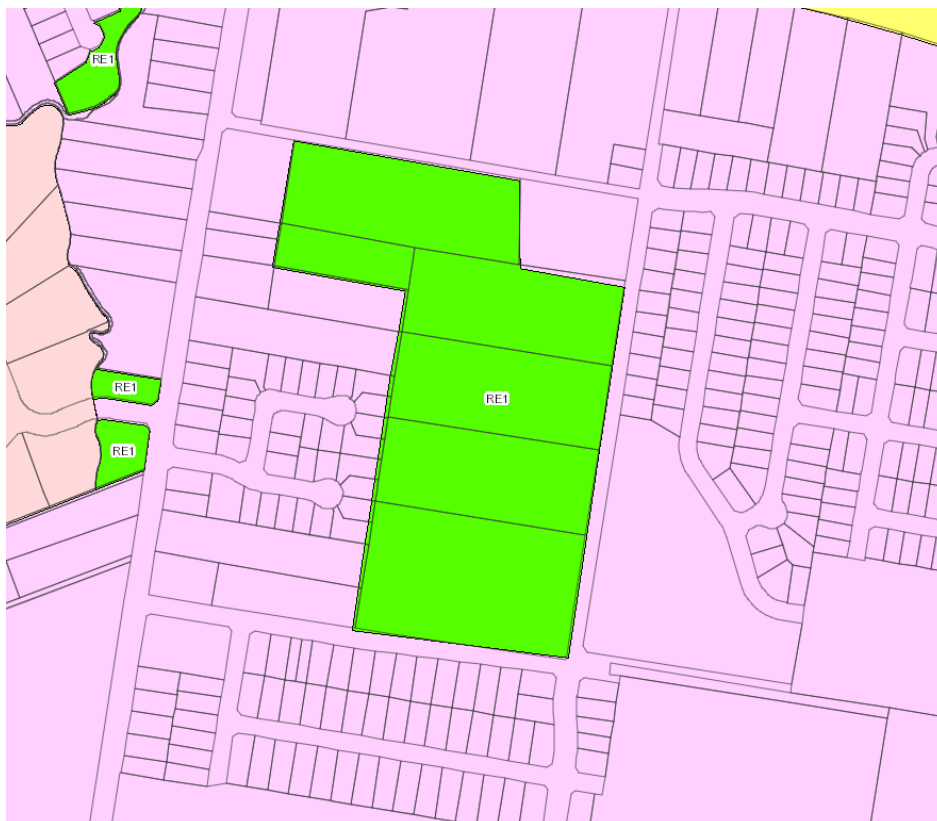
Environmental facilities; Environmental protection works

3 Permitted with consent

Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Information and education facilities; Jetties; Kiosks; Markets; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Roads; Signage; Water recreation structures; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3



Comment:

- Under the provisions of item 3 of the LEP Community Facilities are permissible with consent.
- The erection of the grandstand will not adversely impact the objectives of the zoning.
- The public amenity will be increased with the supply of additional seating and spectator viewing opportunities.
- Note, under Division 12 Parks and other public reserves in Part 2.2 of Chapter 2 of SEPP (Transport and Infrastructure) 2021, grandstands are not identified as 'Development permitted without consent.

Acid Sulphate Soils

- The site is mapped as Class 5

Comment:

No excavation is proposed.

Urban Release Area

- The site forms part of the Lochinvar Urban Release Area.

Comment:

The use of the site is consistent with the URA Structure Plan.

Development Control Plan 2011 (DCP)

Part A Environmental Guidelines

A.4 – Notification

4.2.2(5) Development Controls

- requires advertising

Part B Environmental Guidelines

B.3 – Hunter River Floodplain

3. Development Controls:

- Whilst the site is partially mapped as being flood prone, the location of the grandstand is flood free by some 130m+. Noting the location of the grandstand over an existing concrete slab and being of metal construction dyna bolted to the slab, there is no further consideration.

Part C Environmental Guidelines

C.11 – Vehicular Access & Car Parking

Appendix A – Car Parking Requirements for Specific Land Uses 4.2.2(5) Development Controls

- The addition of the grandstand does not generate any additional parking demand as per the 'Recreation Facility'

C.12 – CPTED

- The controls require a CPTED report for Sport/Recreation uses. Considering the minor nature of the addition to the complex it is not considered a report is necessary in the circumstance.
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Part F Urban Release Area Environmental Guidelines

F.9 – Lochinvar

- In figures 55 and 59 the Lochinvar Sports Complex No. 1 is identified as Active/Passive Recreation. The proposed new grandstand supports this outcome.

Suitability of the Site

- The new grandstand is to be constructed as part of the Lochinvar Sports Complex. The grandstand will be provided to support use of the existing facility, being constructed over an existing concrete slab with a view south over the two football fields.

Present & Previous Land & Building Uses

- The Lochinvar Sports Complex includes 2 football fields, a cricket pitch, parking and amenities as well as a playground.

Operational & Management

- The public is not anticipated to have access to the new outside of sporting events at the Lochinvar Sports Complex.
- The gate to the sports complex is locked outside of events and training. Whilst the grandstand can be accessed by foot, such use is not expected to generate any issues noting it will not be illuminated at night, nor attract anti-social behaviour.

Fire Safety Measures

- The grandstand is to be located over an existing concrete slab and is made of metal. The use of the grandstand will not generate any heightened fire risk nor impact the existing Fire Safety Measures of the buildings at the Lochinvar Sports Complex.
- Escape paths of travel from the existing buildings are not impacted by the location of the new grandstand.

Traffic, Parking & General Accessibility

- This is no anticipated change in traffic or parking associated with the new grandstand.

Privacy, Views and Overshadowing

- The new grandstand is completely internal to Lochinvar Sports Complex No. 1. There is no change to privacy, views or overshadowing.

Air and Noise

- The new grandstand is not expected to generate any odours or fumes. The new grandstand is not expected to generate any excessive noise outside of that normally generated through sporting use of the facility.

Drainage, Soil & Water

- The new grandstand is completely internal to Lochinvar Sports Complex, being located over an existing concrete pad to which it will be fixed through use of dyna bolts. There is no effect to drainage, soil or water.

Heritage

- The new grandstand is located within the existing Lochinvar Sports Complex No. 1, with no heritage items or AHIMS sites located in the vicinity.

Energy Efficiency

- The new grandstand is unlikely to have any effect on the energy efficiency.

Waste Management

- The new grandstand is unlikely to have any effect on the existing waste management operations of the Lochinvar Sports Complex.

Reflectivity

- The new grandstand will have negligible impact on adjoining residences through reflectivity, noting it is separated by 150m+ to residences to the south and east with landscaping in between, whilst it is blocked by existing buildings from residences and Schools to the north. An earth mound separates the grandstand to newly approved housing to the west.

Colour Schedule

- The new grandstand is to be constructed of metal with no proposed colour finish.

General Accessibility

- The new grandstand is not proposed to be accessible, with the exception of the first row seat.

Site Management

- The Lochinvar Sports Complex will continue to be managed by Council, inclusive of the new grandstand.

Demolition

- The construction of the new grandstand requires no demolition work.

Erosion & Sedimentation Control

- The construction of the new grandstand is over an existing concrete slab, with no soil disturbance. There will be no need for erosion or sedimentation controls associated with the construction.

Land Contamination

- The construction of the new grandstand is over an existing concrete slab with no soil disturbance, so there will be no land contamination associated with the construction.
- The site is mapped as having a moderate Contaminated Land Risk (GHD report) through Council's ARC GIS.

Flora & Fauna

- The construction of the new grandstand is over an existing concrete slab and requires no vegetation removal or pruning.
- No local fauna will be impacted.

Conclusion

It is considered that that the proposed Grandstand is permissible with consent under both the Maitland City Council LEP & DCP 2011.

It is requested that Council approve the Development Application.