



STATEMENT OF ENVIRONMENTAL EFFECTS

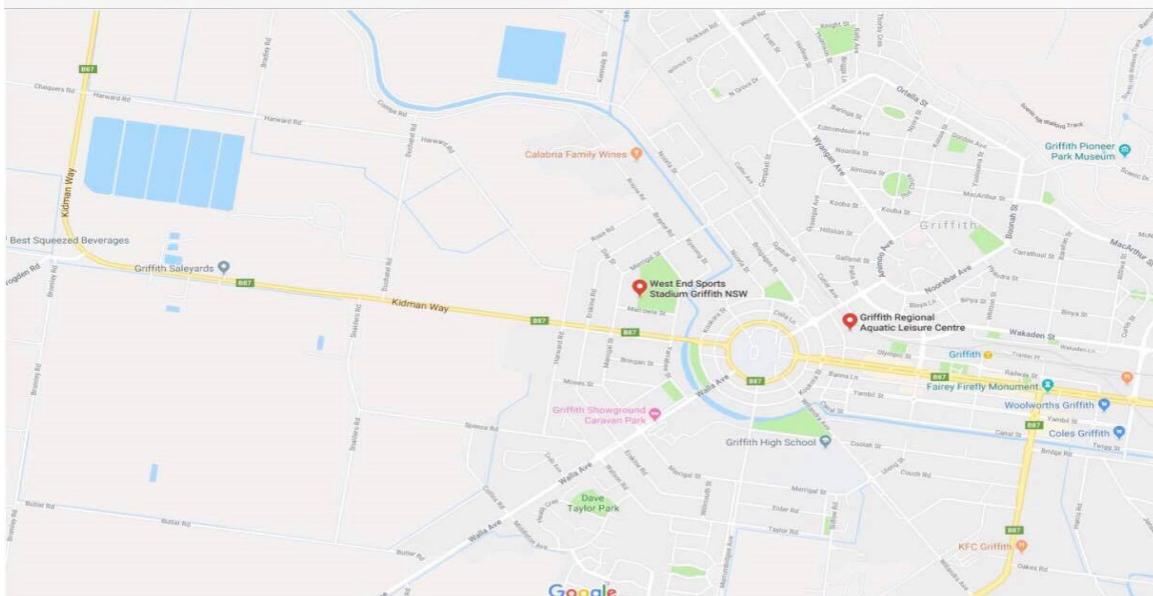
MULTI-PURPOSE SPORTS PRECINCT
WESTEND OVAL

INTRODUCTION

The Griffith Regional Sports Precinct (Stage One) - Westend Oval Development is proposed to provide high-quality, multi-purpose, regionally significant sporting facilities in the Western Riverina of NSW.

SITE AND LOCATLITY

Westend Oval, 85-119 Merrowie Street, Griffith NSW - Lot 1 Section 71 DP 758476



The Westend Oval is one of Griffiths largest sporting hubs, located to the north west of the Griffith CBD.

The total size of the Westend Oval (Lot 1 Section 71 DP 758476) is 64,357.59m²

PROPOSAL

The proposed development consists of;

- 7 x indoor basketball courts (currently only 2 courts)
- Seating for 1,000+ people, change rooms, offices, meeting rooms and kiosks
- 7 x all-weather netball courts including new lighting
- 1 x all-weather outdoor basketball half-court
- New synthetic, all-weather athletics track including new lighting
- New synthetic turf hockey pitch
- New grandstand including kiosk, toilets/change rooms and maintenance/storage facilities
- New parking areas, landscaping and green space

The development forms part of the Griffith Regional Sports Precinct master plan.

APPLICANT

Griffith City Council
Business, Cultural & Financial Services Directorate

LGA

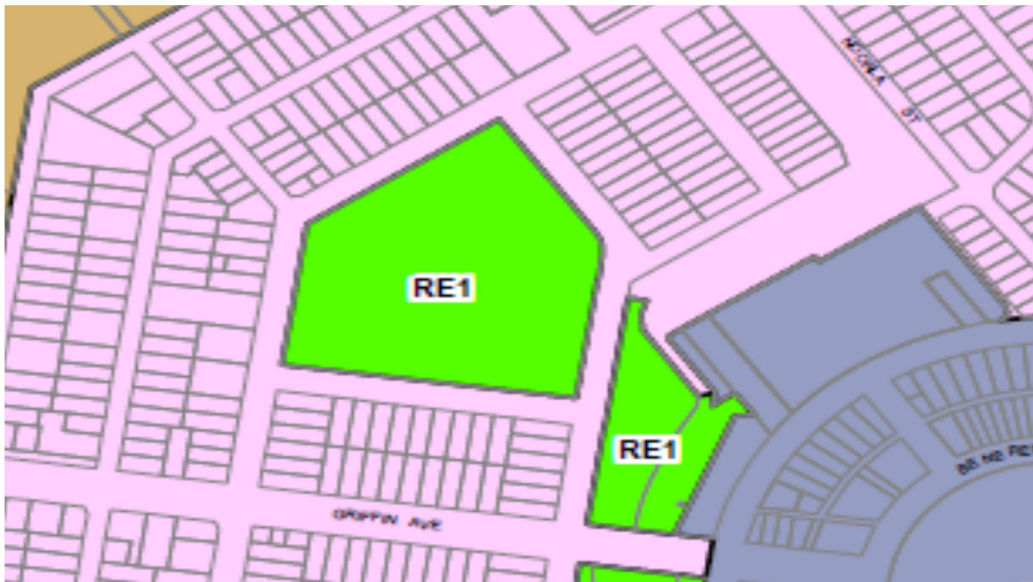
Griffith City Council

PLANNING INSTRUMENT

Griffith Local Environmental Plan 2014

ZONE

The site is Zoned RE-1 – Public Recreation, under the Griffith LEP 2014 RE-1: 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.
- To encourage the development of public open spaces in a way that addresses the community's diverse recreation needs.
- To offer opportunities for tourism development.

2. PERMITTED WITHOUT CONSENT

Environmental protection works; Water reticulation systems.

3. PERMITTED WITH CONSENT

Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Car parks; Caravan parks; Centre-based child care facilities; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Educational establishments; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Heliports; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Water recreation structures; Water recycling facilities; Water supply systems; Wharf or boating facilities.

4. PROHIBITED

Any development not specified in item 2 or 3.

DEFINITIONS

recreation area means a place used for outdoor recreation that is normally open to the public, and includes —

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

LEP CLAUSES RELEVANT TO THIS PROPOSAL

CL 7.1 Earthworks – The development will require earthworks

CL 7.10 Essential Services

STATE ENVIRONMENTAL PLANNING POLICIES RELEVANT TO THIS PROPOSAL

Infrastructure – 2007 – the development does not contend any clauses stated under this SEPP

INTEGRATED DEVELOPMENT (4.46 EP&A ACT)

This proposal is not integrated development

RELEVANT DEVELOPMENT CONTROL PLANS

- DCP no. 17 – Siting and Development of Public Open Spaces (addressed throughout this document)
- DCP no. 20 – Parking (2011) (addressed below)

Under the DCP no. 20 – Parking, the subject LEP zone and definitions requires a comparative analysis study.

Due to the nature of the development, there is likely to be an increase in traffic and demand in parking requirements in regard to this proposed development.

ENVIRONMENTAL CONSTRAINTS ON SITE

Bushfire Prone	N/A	BF Category	Not Mapped
Flood Prone	N/A	Flood Planning Level	N/A
Ecological Sensitivity	N/A	Vegetated Land	N/A
Acid Sulfate Soil	N/A	Perennial Water Course	N/A
Contaminated	N/A	Biodiversity Values	N/A

CULTURAL CONSTRAINTS ON SITE

Aboriginal archaeology (AHIMS data base search)	AHIMS data base search was undertaken with no significant artefacts found. See attached document.
Heritage Item	N/A

OTHER

Restrictions on title	N/A
Easement	N/A

POSSIBLE IMPACTS OF PROPOSAL

URBAN FABRIC IMPACT

Context and Setting

The proposed site is situated on a recreation Zoned block, within a predominantly residential zoned area of western Griffith. The site itself is bordered by four roads, isolating it with no adjoining lots.

The Westend Sports Oval and Stadium ('Westend') are controlled (via Crown land trusteeship) and managed by Griffith City Council. These existing facilities cannot currently cater for regional or state quality sporting events. The proposed development will be built to both regional and where appropriate, state standards.

These sporting assets are home to:

- 2 -court basketball stadium (including toilets, change rooms and kiosk) that currently caters for partial demand for basketball (including Midnight Basketball), volleyball, netball, badminton and life ball
- Grassed athletics field
- Grassed hockey pitch
- 1 x Grassed cricket oval
- Children's playground
- Toilet facilities

The site currently contains an existing;

- parks and gardens depot (to be demolished)
- toilet block and canteen (to be demolished)

The siting of these individual or ancillary buildings are located on the western side of the oval. A large dirt overflow car park is located in the north western sector of the site, and is in relatively poor condition.

The proposed new stadium, offices and amenities building is to be situated on the western boundary of the site, along the Merrigal Street boundary. Netball Courts will be located on the north western side of the oval with the Athletics Track, Hockey Pitch and Grandstand towards the centre of the oval. A secondary, grassed Hockey Pitch will be at the southern end of the oval. There will be various other athletics throwing facilities scattered around the site including Hammer Throw, Discus, Shotput and Long Jump.

Access and transport

Current access to the site is via Merrigal and Merrowie Streets on the southern and northern boundaries of the site. As the proposed development caters to existing conditions of the site albeit that these may be of a larger scale at times, it is unlikely to have any adverse effect on access or traffic. Prior to an occupation certificate being obtained, a Traffic Management Plan will be developed to ensure that the facility can operationally manage the traffic for larger scale events when they occur.

Utilities (water supply, sewer)

Existing on site

Business, Cultural & Financial Services
Griffith City Council

1 Benerembah Street, PO Box 485, Griffith NSW 2680
Ph: 02 6962 8100 F: 02 6962 7161

Site design and internal design

The proposed new developments will be part of a larger masterplan design, intended to satisfy current and future projected use of the oval.

The internal design of the proposed stadium building features new office space, reception, toilets, change rooms, storage, control rooms and a canteen. Externally, there will be a new synthetic athletics track installed along with a new artificial grass, sand based hockey pitch as well as a new Grandstand building with a kiosk, control room, toilets and storage.

SOCIAL AND ECONOMIC IMPACTS

Social Impact

The proposed new buildings and sporting amenities are a much needed upgrade of existing Westend Oval facilities, and will greatly improve the usability and aesthetic interface of the sporting oval. The proposed development will also enable both current and future users of the oval to use certain amenities they may have not prior access too due to the previous state of these buildings and sports ovals. The Proposed development is a major first development in creating a higher quality recreational facility.

Economic Impact

The proposed development will have positive economic impact, due to the increased scale of sporting amenities there will be higher visitation and usability of the oval. An increase of activity, major sports events and sporting groups will attract an economic boost to the area, with increased participation and sporting club sign up due to the development providing better amenities at the oval and increasing usability.

Conclusion

No adverse cumulative impacts envisaged.

The proposal complies with the LEP & DCP provisions and whilst the new stadium building will be significant in size, it is not anticipated that it will have an adverse impact upon the streetscape or the character of the locality.

ENVIRONMENTAL IMPACTS

Water

No adverse impacts

Soils

No adverse impacts

Air and Microclimate

No adverse impacts

Other Land Resources

No adverse impacts

Ecology

No adverse impacts

Waste

No adverse impact

Energy

No adverse impacts

Biodiversity

BOSET - The proposed development BOSET trigger has minimum lot size of 9.7ha and Area Clearing Threshold of 0.5ha.

The total digitised area of clearing of 0.02ha has no mapped vegetation and does not trigger the map values. See attached BOSET Map.

HAZARDS

Natural Hazard: Fire

Site is not mapped for Fire Hazard

Natural Hazard: Flood

Site is not mapped for Flood Hazard

Noise and Vibration

Some disturbance during construction but no adverse ongoing issues.

Technological Hazards

The site is not known to be contaminated by past land uses

Safety Security and Crime Prevention

Active and passive surveillance can be achieved through the proposal.