



Air Quality Report for Parramatta Eels Centre of Excellence, Kellyville Park

Revision	Date	Description	Author	Reviewer
P1	27/08/2021	Preliminary	MP	LM
P2	01/10/2021	Preliminary	MP	LM
0	28/02/2022	Final	MP	LM

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Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Public Spaces, pursuant to Part 4.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act). This SSDA seeks consent for the design, construction and operation of a new Parramatta Eels Centre of Excellence, within Kellyville Park, Kellyville.

The Parramatta Eels Centre of Excellence will comprise a state-of-the-art, NRL and touch football training facility, which will service major community sporting events, community festivals, markets and school sports programs. The centre will allow Kellyville to become a regional hub for the NRL, touch football and women's league, and will also allow greater opportunity for local boys and girls to become involved with the NRL.

The Project SEARs details are below.

Application Number	SSD-24452965
Project Name	Eels Centre of Excellence and Community Sports Hub, Kellyville
Location	Kellyville Memorial Park, 8 Memorial Avenue, Kellyville Lot 60/DP 10702, Lot 1/DP 167535, Lot 10/DP 258947, Lot 123/DP 1113073 and Lot 1002/DP 1132811 within The Hills Shire Council Local Government Area
Applicant	Parramatta National Rugby League Club Limited
Date of Issue	18/08/2021

The report shows compliance with item 16 (Operational Air & Odour Quality & Mitigation (only)). Construction related elements are to be captured in a separately commissioned report.

Site Description

The site is located at Kellyville Park, in the suburb of Kellyville, within The Hills Shire Local Government Area (LGA) situated towards its southwestern corner.

The site is located in proximity to the Balmoral Road Sports Hub, less than 1km south west of the site. Further to this, the site is located approximately 3.5km north east of the Westlink M7 tollway.

The site's locational context is shown in **Figure 1** below.

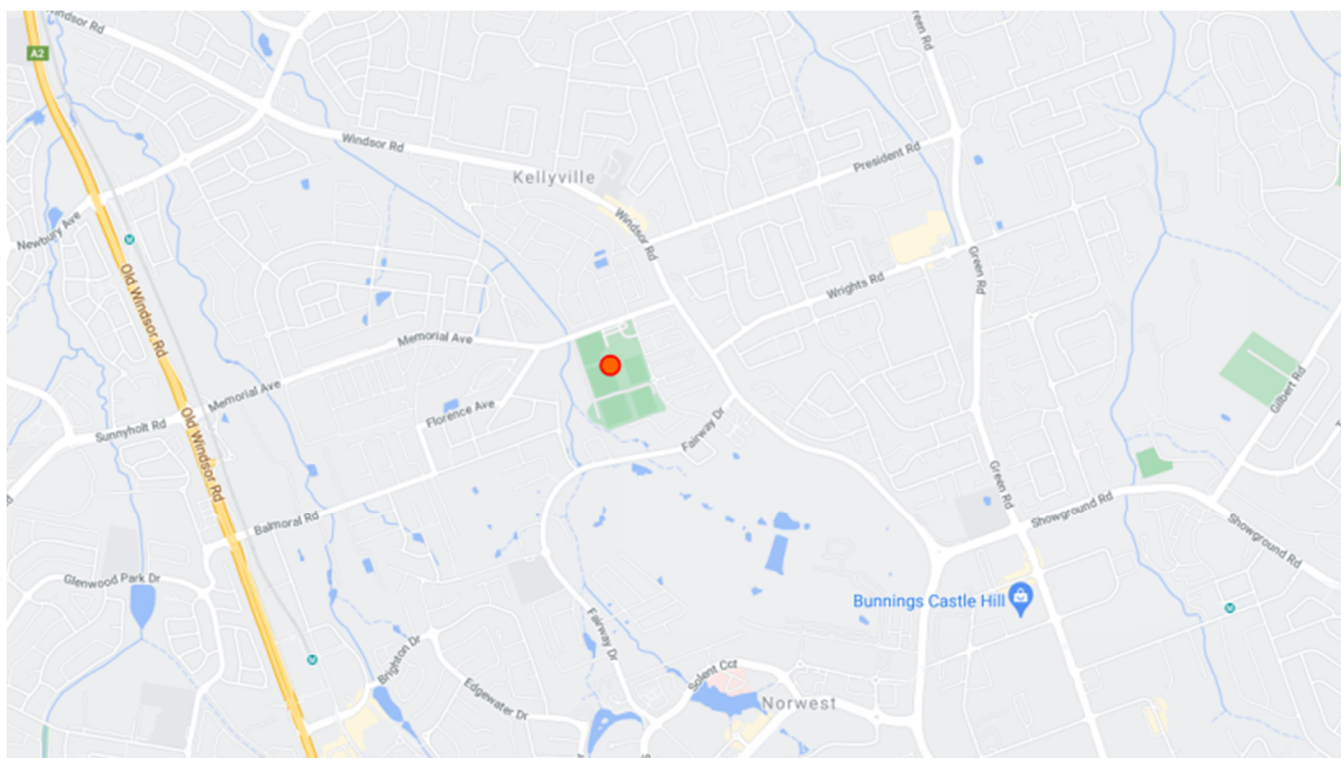


Figure 1 Locational context

The site comprises a dual allotment of land with a total area of 127,070m², and development of the Center of Excellence will occur within the northern allotment, having an area of 76,262m². The site is currently owned by Kellyville Council and it is legally described as Lot 1 DP167535 & Lot 60 DP10702. The site is bounded between Memorial Avenue to the North, Stone Mason Drive to the East, McKellar Court to the South and council parkland to the West. An aerial image of the site is shown in Figure 2.



Figure 2 Site aerial

Project Description

The proposed development will provide state of the art facilities which enable physical recreation opportunities in conjunction with improved facilities for staff, players and existing users of the site. The proposed development will be integrated with the existing recreational landscape of the site and complement the upgrades to the existing playing fields being undertaken by Council. The proposed development is defined as a Recreation facility (major), and includes the following components:

- Construction of high-performance Centre of Excellence in the north east of the site adjacent to Training Field 2:
 - Elite level gymnasium.
 - Medical and rehabilitation facilities.
 - Aquatic recovery and rehabilitation pools.
 - Lecture theatre and meeting rooms.
 - Player education and study areas.
 - Administration offices for the Parramatta Eels.
 - New female facilities including a dedicated female change room, cubicle toilets and showers.
 - Balcony and terrace area.
 - End of Trip Facilities and bicycle parking.
 - Refuse Area.
- Construction of a Community Facility, including a grandstand with approximately 1,500 seats in the centre of the site adjacent to the Main Playing Field 3:
 - Unisex changerooms and amenities.
 - Referee changeroom and amenities.
 - First Aid/Medical room.
 - Community gymnasium.
 - Café/kiosk.
 - Concourse terrace.
 - Multipurpose community function room with kitchen and amenities.
 - Refuse Area.
 - Bicycle parking.
- Solar arrays will be included on the roof of both the Centre of Excellence and Community Facility.
- Additional 40 car parking spaces for the proposed facility to operate in conjunction with existing at grade carparking already constructed by Council.
- Additional landscaping throughout the development footprint.
- Removal of a small number of trees internal to the site, however noting perimeter trees will be retained where not affected by the proposed building footprints.
- Hours of operation for the Centre of Excellence and Community Facility are 5:00am to 12:00am, however the following key times are likely:
 - Centre of Excellence: 7.00am - 7.00pm
 - Community Facility: 7.00am - 10.00pm

Construction Air Quality, Odour and Waste

Air quality, odour and waste during construction will be addressed under the Construction Environmental Management Plan.

Air Quality

The proposed operation of the new building is not anticipated to alter the air quality of the surrounding area. Where possible, internal spaces will be provided with demand control ventilation systems that respond to the air quality in the space by increasing or decreasing the quantity of outside air provided as the air quality worsens or improves, respectively.

Odour Control – Operational Air Quality Mitigation

The development includes a café and an aquatic rehabilitation space, which will be ventilated in a manner to dissipate any cooking or pool chemical odours respectively, sufficiently that they will not cause a nuisance to users of the area or surrounding buildings. Exhaust air will be discharged to atmosphere in accordance with National Construction Code and AS1668.2 requirements, meeting the 'deemed to satisfy' or performance equivalent requirements of those regulation for installations of this nature. It is anticipated that building exhaust air will be discharged at high level on the upper ground floor in such a manner as not to cause danger or nuisance to occupants in the building, occupants of neighbouring buildings or members of the public.

Other systems in the building are exhausting general office and toilet/amenities air, which will not contain any objectionable odours and will, too, be treated in the deemed to satisfy prescriptive pathway of NCC2019. Amdt. 1 and AS1668.2

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