3.4. Reconfiguration of Primrose Park

AUTHOR: David Manson, Parks and Reserves Manager

ENDORSED BY: Peter Massey, Acting Director Open Space and Environmental Services

ATTACHMENTS: Nil

PURPOSE:

This report presents the results of the Traffic, Parking and Acoustic studies as well as a draft concept plan for the potential reconfiguration of Primrose Park.

EXECUTIVE SUMMARY:

This report provides the outcomes of the Traffic, Parking and Acoustic studies undertaken at Primrose Park. A draft concept plan for the relocation of the existing amenities block is also provided.

FINANCIAL IMPLICATIONS:

Funding for the feasibility and concept design of the Primrose Park Sportsfield Reconfiguration project has been allocated in the current financial year 2022/23.

Funding for the implementation of the Primrose Park Sportsfield Reconfiguration project has been allocated in the following financial year 2023/24.

RECOMMENDATION:
1. THAT the Reconfiguration of Primrose Park report be received.
2. THAT the concept design and results of the Traffic, Parking and Acoustic studies be placed on public consultation.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

1. Our Living Environment
1.4 Well utilised open space and recreational facilities

BACKGROUND

In May 2018 a report regarding the reconfiguration of Primrose Park was presented to the Sport and Recreation Reference group. The Group resolved to recommend:

1. THAT the report on the Reconfiguration of Primrose Park be received.
2. THAT a report be prepared to progress the preliminary planning and consultation in relation to the possible Reconfiguration of Primrose Park.
3. THAT Council staff investigate all possibilities for State funding.

At the Sport and Recreation Reference Group meeting held on the 20th of May 2019 a report on the Reconfiguration of Primrose Park – Preliminary Planning was presented. It was resolved **to** recommend:

1. THAT the report in relation to the Reconfiguration of Primrose Park - Preliminary Planning be received.
2. THAT synthetic surface be added as an agenda item at the next Sport and Recreation Reference Group meeting, and that the Director Open Space and Environmental Services produce materials, reports as well as community feedback from previous discussions on this topic and any information regarding new technology available for synthetic surfaces.
3. THAT this Group requests the Director Open Space and Environmental Services arrange a Councillor briefing to explore the feasibility of any potential opportunity in the future for a range of sports to be established on a portion of the land the Cammeray Golf Course occupies and report back to the next meeting, post briefing.

As part of Councils 2022/23 Capital Works program $50,000.00 was allocated to preliminary studies including:

- Traffic;
- Parking; and
- Acoustic reports.

The funding also allows for a draft concept plan for the relocation of the existing Amenities block to allow for the reconfiguration of the fields

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council's Community Engagement Protocol.

DETAIL

Council staff have commissioned the preliminary studies and the results are as follows:

TRAFFIC AND PARKING REPORT

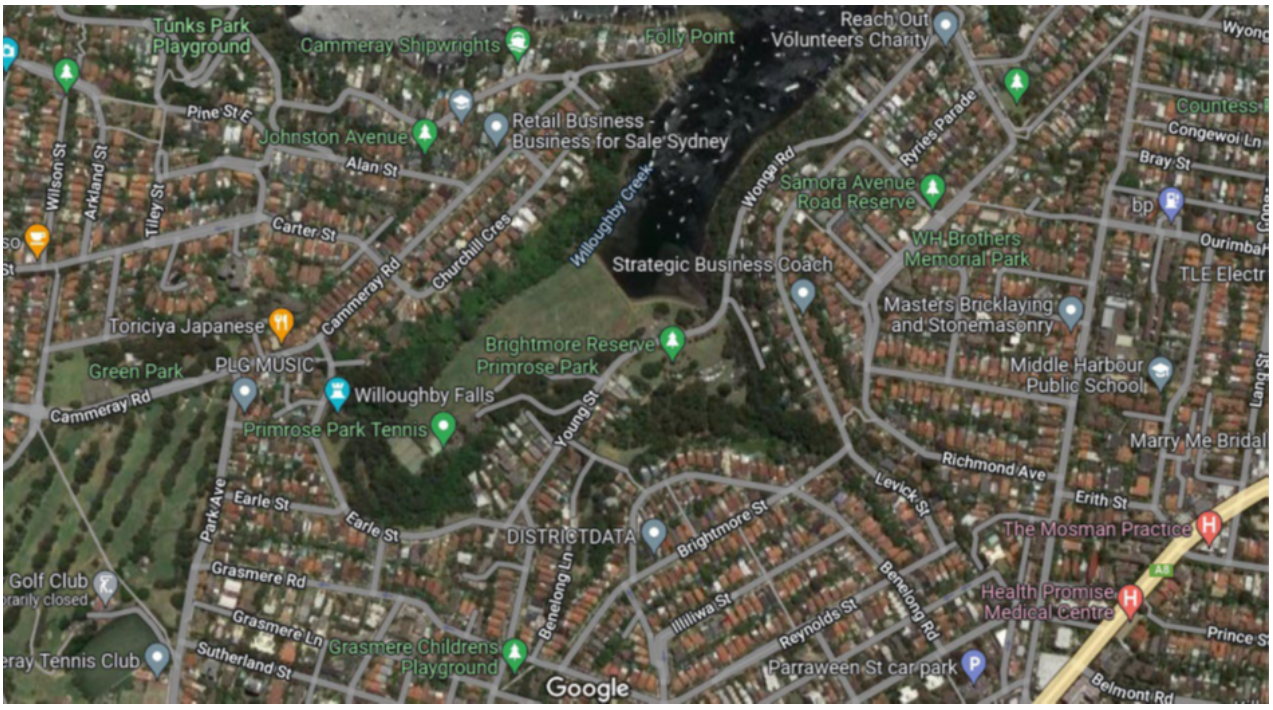
AusWide Consulting was engaged by North Sydney Council to carry out a Traffic and Parking Assessment of the proposed improvements to Primrose Park to identify the nature and scale of any additional traffic and parking implications that may occur on weekdays/nights and weekends as a result of this reconfiguration.

Below is a summary of their report. The full report is added as an attachment to this report.

The investigation and research into the current use was undertaken during August 2022, whilst the current winter sporting season was operating as that is the season that is busiest and will have the potential for the biggest impact in change. The subject site and its surroundings were inspected, and all relevant traffic and parking data was collected and analysed.

Existing Road Network

Primrose Park is accessed via several roads namely Young Street, Earle Street and Cammeray Street as shown in the aerial view of Primrose Park and surrounding area below.



Traffic Impact

Based on the proposed reconfiguration it has been found that the traffic generation by the additional field will not impact the operation of the local road network, notwithstanding that it may already be congested on Saturday mornings (winter) which is the peak time for junior sport.

This traffic congestion is not inconsistent with most sporting fields across the Sydney metropolitan area and as such, the increase in fields will not exacerbate any current congestion to either through traffic, users of the complex or the surrounding residential area.

Sporting traffic may continue to cause discomfort to the residents in close proximity, however as this is restricted to Saturday morning winter months.

Car Parking Assessment

Based on a review of the area the major concern would be the impact that the addition of an extra field would have on parking and whether the increased development would trigger the need for additional off-street parking to accommodate the demand.

To determine any impact the potential increased activity might have on the existing parking options (both on street and off street) a parking survey was carried out to determine the occupancy rate of the available parking areas with the vicinity of the area.

This parking survey involved counts carried out on a Thursday afternoon (11th August 2022) between 4 pm and 9 pm and Saturday (6th August 2022) between 8 am and 4 pm. The number of unused spaces was recorded each hour during these times.

The study found that:

- There was a total of 483 car parking spaces available within a reasonable walking catchment of the sporting fields;
- Maximum occupancy rate was 85% and this was during the period 9 am to 11 am on a Saturday morning leaving at least 70 available spaces available to new users;
- Outside this time occupancy rates dropped to as low as 58% on a Saturday; and
- During midweek afternoons the maximum occupancy rate was 68% at around 7 pm leaving at least 153 parking spaces available for the new facilities.

With respect to the two car parks the following was found;

- Carpark Two (CP2) (off Young Street), the 27 spaces were fully occupied up until noon outside of this it dropped to around 67%; and
- Carpark One (CP1) (adjacent to tennis courts) was only fully occupied between 10am and 11am, outside of these times the occupancy rate fell to 26%.

Full details of the survey are provided in the attached report.

Conclusion

Based on the survey results, it is of the consultants view that whilst parking on a Saturday morning is in high demand there are sufficient parking spaces available within a reasonable walking distance to accommodate the increase demand that may be generated by the additional field.

ACOUSTIC ASSESSMENT

Pulse White Noise Acoustics (PWNA) were engaged to undertake a noise impact assessment of the potential reconfiguration of the Primrose Park sporting fields. Below is a summary of their report. The full report is added as an attachment to this report.

Assessment Strategy

To quantify the noise impacts to the nearest residential receivers resulting from the sports field reconfiguration, both the existing configuration and the proposed configuration have been modelled using iNoise V2022.1 modelling software. This software is an intuitive and quality assured software used for measuring noise calculations in the environment. The iNoise software allows a 3D computational model of the site and surrounding area to be created. Inputs into the noise model included terrain, ground absorption, buildings, fences, receiver locations and noise sources.

Any increase in noise emissions due to the reconfiguration could thus be quantified and determined whether these increases are significant enough to cause concern for surrounding receivers.

Nearest Sensitive Receivers

Several potentially impacted noise receivers are in the vicinity of the subject site.

The receivers in this report are considered representative of the closest off-site sensitive receivers for the Primrose Park sports fields. The receivers utilised for noise predictions in this report are listed below.

Receiver ID	Address	Type of Receiver
R1	29 Churchill Crescent, Cammeray NSW 2062	Residential
R2	23 Churchill Crescent, Cammeray NSW 2062	Residential
R3	15 Churchill Crescent, Cammeray NSW 2062	Residential
R4	9 Churchill Crescent, Cammeray NSW 2062	Residential
R5	5 Churchill Crescent, Cammeray NSW 2062	Residential
R6	50-52 Earle Street, Cremorne NSW 2090	Residential
R7	106 Young Street, Cremorne NSW 2090	Residential
R8	112 Young Street, Cremorne NSW 2090	Residential
R9	139 Young Street, Cremorne NSW 2090	Residential
R10	147 Young Street, Cremorne NSW 2090	Residential
R11	153 Young Street, Cremorne NSW 2090	Residential

Monitoring Details

To determine the background noise levels at nearby residential receivers, long term unattended noise monitoring was conducted at three (3) representative locations around the subject site. The location of the noise monitoring is shown below.

The noise logger data was used to calibrate an iNoise model against the existing sports field layout, such that the noise of sporting activities, measured over two weekends, could be quantified. These levels could then be used to model the reconfigured sports field.

The noise monitoring was undertaken during the period of Friday the 12th and Monday the 22nd of August as the busiest time of the season, so the measured noise levels represent a worst-case noise generating scenario for the site.

The area source noise levels of each individual football field have been based on the noise levels measured during Saturday sporting events (as this was the time at when highest noise levels were detected across the week of monitoring) at all three locations. The details can be seen in Appendices B, C and D in the attached report. From these levels, the noise emissions from the existing configuration could be modelled. By adding an additional football field, the noise emissions from the reconfigured sports field scenario could then be predicted.

The worst-case scenario, whereby all the fields within the park are being used simultaneously, has been modelled as a 15-minute scenario.

Predicted Noise Levels

The predicted results for the existing and reconfigured sports field models are presented below.

Predicted Noise Levels (dBA)				
Receiver	Receiver Type	Existing Sports Field Layout	Reconfigured Sports Field Layout	Difference (dBA)
R1	Residential	43	45	+2
R2	Residential	44	45	+1
R3	Residential	45	46	+1
R4	Residential	45	45	0
R5	Residential	43	44	+1
R6	Residential	43	43	0
R7	Residential	44	45	+1
R8	Residential	45	46	+1
R9	Residential	41	43	+2
R10	Residential	41	44	+3
R11	Residential	42	45	+3

Conclusions

In accordance with the NSW EPA guidelines an exceedance of 2 dBA is negligible and would not be discernible by the average listener and therefore would not warrant receiver-based treatments or controls. As such, the differences due to the reconfiguration are considered acoustically acceptable for Receiver 1 to Receiver 9.

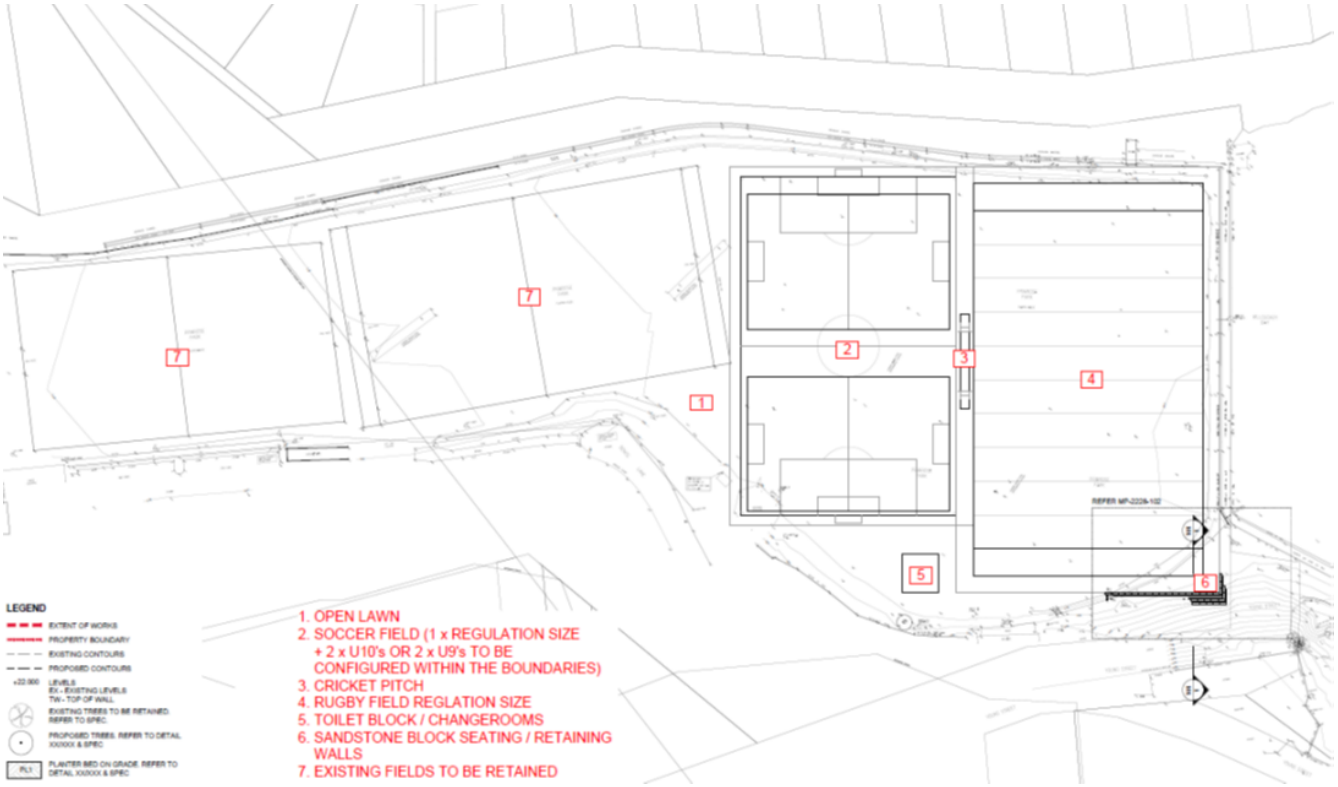
In accordance with NSW EPA guidelines an exceedance of 3 dBA is marginal. Given the time of day when the park is to be utilised, which does not include sensitive periods such as nighttime, (nighttime is classed as after 10pm in accordance with EPA industry standards) an exceedance of 3 dB at Receiver 10 and Receiver 11 is considered to be acoustically acceptable.

CONCEPT DESIGN

Council engaged Sturt Noble and Associates to prepare a concept plan for the north-eastern end of the park to include:

- the additional sportsfield; and
- a potential location for a new amenities building.

Below is a snippet from the design that shows the new configuration and a location for the new amenities block. The full design is added as an attachment to this report.


LEGEND
EXTENT OF WORKS
PROPERTY BOUNDARY
EXISTING CONTOURS
PROPOSED CONTOURS
LEVELS
EX - EXISTING LEVELS
TW - TOP OF WALL
EXISTING TREES TO BE RETAINED. REFER TO SPEC
PROPOSED TREES. REFER TO DETAIL XXXXX & SPEC
PLANTER BED ON GRADE. REFER TO DETAIL XXXXX & SPEC
1. OPEN LAWN
2. SOCCER FIELD (1 x REGULATION SIZE + 2 x U10's OR 2 x U9's TO BE CONFIGURED WITHIN THE BOUNDARIES)
3. CRICKET PITCH
4. RUGBY FIELD REGLATION SIZE
5. TOILET BLOCK / CHANGEROOMS
6. SANDSTONE BLOCK SEATING / RETAINING WALLS
7. EXISTING FIELDS TO BE RETAINED