

Cricket Centre - State Significant Development SSD-10354

Agency Submissions

Number	Submission	Response
Department of Planning, Industry and Environment		
1	<ul style="list-style-type: none"> Provide a proposal that addresses advice from the Government Architect NSW (GANSW), issued on 3 October 2019. You are advised to attend a further State Design Review Panel meeting with GANSW prior to lodgement of the Response to Submissions. 	<p>Since the exhibition of the SSDA, the proponent and their consultant team have undertaken further consultation with the following parties:</p> <ul style="list-style-type: none"> The Department of Planning, Industry and Environment; and The New South Wales Government Architects - State Design Review Panel. <p>The Panel stated the design team's presentation demonstrated rigorous options testing of the numerous constraints affecting the site and that the rationale for the selected masterplan is acknowledged and accepted. The SDRP supported the proposal.</p> <p>Refer to the cover letter responding to the matters raised by the Department of Planning, Industry and Environment (Department) and GANSW.</p>
2	<ul style="list-style-type: none"> Provide an assessment of the proposed signage zones against the provisions of State Environmental Planning Policy No. 64 – Advertising and Signage 	Refer to the cover letter responding to the matters raised by the Department.
3	<ul style="list-style-type: none"> Provide additional information demonstrating the proposal provides appropriate access to the community cricket oval and maximises permeability to the surrounding parklands 	Refer to the cover letter responding to the matters raised by the Department.
4	<ul style="list-style-type: none"> Provide a Construction Noise and Vibration assessment prepared in accordance with the relevant EPA guidelines. The assessment must consider construction noise impacts on nearby sensitive receivers and outline proposed noise mitigation and monitoring issues. The CEMP shall be updated to reflect the findings of this assessment. 	Refer to the Preliminary Construction Noise and Vibration Management Plan prepared by Acoustic Logic (Attachment C) and section 4.0 of updated Construction and Environmental Management Plan prepared by Mostyn Copper (Attachment D).
City of Parramatta Council		
5	<p>Impact of loss of community facilities</p> <p><u>The implications of removing a well-used sports ground</u></p> <ul style="list-style-type: none"> There is a significant under-provision of sporting fields in the surrounding area as outlined in Council's draft Community Infrastructure Strategy 2019. 2016 population benchmarks indicate that there is a current deficit of 85 hectares of sports field space and 2036 population projections push this deficit up to 316 hectares. The removal of three sporting fields to provide space for an elite focussed NSW Cricket Centre will significantly reduce the availability of local sporting fields and directly displaces the Newington 	<p>The proposed development is characterised as a recreational use and the sporting field at Wilson Park will remain, albeit for a different form of more focussed recreation, tailored towards cricket. Therefore, this will not result in any decrease to the available sporting fields. The proposed cricket centre will significantly increase activation of the site with over 50,000 visitations per year anticipated for the indoor centre.</p> <p>The venue will be open to the public with the following facilities available for use and improvements to the site:</p>

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	<p>Gunners Football Club (Gunners) contrary to the objectives and purpose of SOPA's management of sports and recreation parks.</p>	<ul style="list-style-type: none"> • Cafe • Indoor cricket centre; • Playing fields; and • Pathways and connections. <p>Furthermore, the City of Parramatta Council (Council), SOPA and Cricket NSW have worked collaboratively and come to an agreement with the Gunners to relocate the football club to Eric Primrose Reserve temporarily. Additionally, Newington Reserve will be transitioned into a sporting field in time for the winter 2021 season to accommodate the Gunners, while also increasing the sporting field space available in the immediate locality.</p> <p>Moreover, it is noted that Council's draft Community Infrastructure Strategy 2019 (Strategy) only factors in local sporting fields that are governed by the City of Parramatta Council. Thus, this calculation excludes the parkland contained within Sydney Olympic Park, of which there is an abundance of parkland still available for community use.</p>
6	<p>Page 41 of the SEIA notes a potential mitigation measure as 'to enhance the positive impacts of the proposal by ensuring that the site is accessible to the broader community during the operational phase'. To offset the loss of the existing sporting fields at Wilson Park, the community oval and indoor/outdoor cricket nets should be made available for use by both local Cricket Clubs and the community (including other sporting groups). The Plan of Management should be updated to include provisions that clearly demonstrate community and local Cricket club access to these facilities. It is also requested that Cricket NSW be required to enter into a Memorandum of Understanding with Council to secure a reasonable level of community and club access to the proposed 15x indoor and 71x outdoor cricket nets and community oval.</p> <p>The impact can be mitigated by allowing the facility to be used by the broader community, including sporting groups for a reasonable period of time each week. This should be given more detailed consideration together with specifications of when and for how long the site can be accessed.</p>	<p>The proposed development includes a considerable range of cricketing facilities that are available for community use. These are all outlined in Section 6.2 of the Event Plan of Management that accompanied the original SSDA at Appendix V. This includes Community Cricket Programs involving over 200 activities and 10,000 participants, in addition to the Cricket Performance Programs featuring over 3,500 activities and catering for 25,000 participants. Overall the indoor cricket centre is proposed to have 50,000 visitors per year. Therefore, the proposed development will enable a high level of community use.</p>
7	<p><u>Understanding alternative sporting locations</u></p> <p>The SEIA notes the proximity of some other open spaces in the vicinity of Wilson Park, however many of these are cut off from the catchment area due to the position of arterial roads and waterways. Others are managed by agencies other than Council, have opening and closing times or costs associated with access.</p>	<p>SOPA and Council worked with the relevant organisations, including the primary existing users of Wilson Park, the Gunners, to produce long-term solutions to accommodate them for future seasons. Collaboratively, they came to an agreement with the Gunners to relocate the football club in the short-term to Eric Primrose Reserve for the winter 2020 season which will be temporarily shared with Parramatta City FC. SOPA and Council will continue to collaborate with the Gunners for the next two years to ensure that the Gunners are adequately accommodated, including finding new parks in the area should their operations overspill at Eric Primrose Reserve.</p> <p>As discussed during consultation/engagement meetings prior to the</p>

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		application being lodged, Council agreed to investigate the redevelopment of Newington Reserve to provide a football field to solely service the needs of the Gunners. It is anticipated that this redevelopment will occur in time for the 2021 winter season. As such, suitable alternative venues have been considered for the Gunners.
8	The SEIA does not fully address the implications of removing publicly accessible open space, specifically community sportsgrounds/fields. It only lists nearby parks in the area, none of which can accommodate community sport in a meaningful way that could offset the loss of these facilities. This is especially important in the context of increasing densities in both Wentworth Point and Sydney Olympic Park. In this regard, an assessment of nearby community accessible sportsgrounds facilities and their capacities should be undertaken to understand other potential grounds which may be utilised by community clubs in place of Wilson Park. This should be undertaken in the context of increasing densities. Eric Primrose is the only ground considered within the vicinity of Wilson Park throughout the SEIA.	It is understood that Council are investigating the redevelopment of Newington Reserve to provide a football field to solely service the needs of the Gunners, thereby offsetting the loss of football fields at Wilson Park. In the interim, during the 2020 winter football season, Eric Primrose Reserve will be used by the Gunners, as agreed with the Gunners. SOPA and Council will continue to collaborate with the Gunners for the next two years to ensure that they are adequately accommodated during this time, including finding new parks in the area should their operations overflow at Eric Primrose Reserve.
9	The proposal should also include comment on the following document ' <i>Valuing our Green Spaces: A social Return on Investment (SROI) evaluation of parks and sportsgrounds in City of Parramatta, City of Parramatta 2018.</i>	Valuing our Green Spaces: A Social Return on Investment (SROI) evaluation of parks and sportsgrounds in City of Parramatta espouses the social and cultural value created through investment in Council parks and sportsgrounds. It is noted that the proposal will not alter the use of Wilson Park but rather repurpose the existing green open space to cater specifically for use by all levels of cricketers.
10	SOPA should consider what other land it has available that could be allocated to community rather than elite sporting uses to address the long-term impacts of the loss of these sporting facilities. Whilst elite facilities are important, directly accessible facilities have the most immediate and direct benefit to the general community.	The proposed development is not only allocated to elite sporting uses. It caters to cricketers of all levels, providing a facility in the geographic centre of Sydney for access by all cricketers. It seeks to develop cricketers from all different levels in order to improve the development of cricket in Sydney and NSW, so that cricket in NSW and Australia can continue to flourish.
11	<u>Economic impact of replacement of a sports ground</u> The potential cost to Council of acquiring land to provide additional open space is significant. Current estimates of the costs associated with acquiring land for the purpose of sportsground provision are significant. Currently budgeted projects planned in City of Parramatta indicate the scale of cost as follows: <ul style="list-style-type: none"> • New sports field, inclusive of two new full sized fields costed at \$4,150,000 • Upgrade to sports field: \$3,112,500 • Upgrade to sports field (just playing surface): \$2,075,000. 	Noted.
12	<u>Engagement with existing sportsground users</u> Section 8.2.4 of the SEIA notes engagement with the sports group users of Wilson Park, being the Gunners. The report does not detail the nature of the discussions with this sporting group; however, it is noted that the submission from the Gunners highlights the lack of consultation, which should be considered by the Department in their assessment.	A comprehensive consultation process was conducted with the Gunners. The consultation process that was undertaken is detailed at item 107 below.

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13	The report notes that the Gunners are to be relocated to Eric Primrose Reserve. This Reserve is already used for formal sport for 24 hours per week, which according to benchmarks for ideal weekly usage, classes it as 'operating above capacity'. The additional usage of Eric Primrose by the Gunners, which can only be accommodated for the 2020 season, will put further strain on existing resources for community sport and is not a viable long-term solution.	An agreement has been made with the Gunners to relocate the football club in the short-term to Eric Primrose Reserve for the winter 2020 season which will be temporarily shared with Parramatta City FC. SOPA and Council will continue to collaborate with the Gunners for the ensuing two years to ensure that the Gunners are adequately accommodated, including finding new parks in the area should their operations overspill at Eric Primrose Reserve. Council are investigating the redevelopment of Newington Reserve to provide a football field to solely service the needs of the Gunners, in turn providing a longer term solution to the accommodation of the Gunners.
14	Biodiversity and habitat The accompanying plans and reports are supported in principle with the following recommendations: <ul style="list-style-type: none"> Existing trees, assessed by the Project Arborist as having medium to high retention value, should be retained where possible (particularly semi-mature and mature trees) and collaboration between the Project Arborist is recommended to make the final determination in relation to existing tree retention. 	The Arboricultural Impact Assessment (AIA) accompanying the SSDA thoroughly considers tree removal and determines that certain trees are required to be removed based on major encroachments on the proposed development footprint. Where practicable, medium and high retention value trees are to be retained, as shown in Section 6.3 of the AIA, whereby all medium and high retention value trees that have minor encroachments are proposed to be retained.
15	<ul style="list-style-type: none"> The Landscape Report is required to provide an integrated approach with the Project Arborist and Ecologist for the proposed landscape embellishment to the site. This should be supported by underpinning detailed Landscape Plans for all landscape works. Note: Landscaped areas and proposed tree planting should consider the stormwater drainage for the site. 	The landscape approach is to utilise appropriate tree and plant species identified within the Swamp Oak Floodplain Forest community to promote the revegetation and rejuvenation works of the sites since 1980s. The Landscaping Report (Attachment E) has been updated to also include larger canopy tree species as recommended by the project Arborist and Ecologist to ameliorate the amenity afforded to site users and local fauna. The selection of tree and plant species has been made with consideration of the site, localised conditions, project facilities and usability.
16	<ul style="list-style-type: none"> Tree removals are to be offset by replacement plantings to maintain canopy cover and these are to utilise species from endemic vegetation communities to maximise future habitat value. 	Larger canopy tree species have been incorporated into the landscape proposal to better promote the tree and canopy cover replacement strategy. The landscape design proposed 310 trees which aligns with the Arborist recommendation in Section 8.6 of the original Arboricultural Impact Assessment, whereby it stated at least 300 individual trees are to be planted to offset the loss of trees on site.
17	<ul style="list-style-type: none"> A number of hollow-bearing trees also occur within the site that provide important habitat that cannot be immediately replaced by the planting of new trees as they take many years to form. The loss of hollow bearing trees is a 'key threatening process' and the removal of these trees is to be minimised and offset through the installation of appropriately located nestboxes. 	As outlined in Section 8.1.1.2 of the updated Biodiversity Development Assessment Report (BDAR) (see Attachment F), the removal of hollow-bearing trees is being offset by the installation of nest boxes in the vegetation that is being retained.
18	<ul style="list-style-type: none"> A recommendation is made to engage an AQF Level 5 Consulting Arborist to provide advice as to suitable locations and planting distances for large trees to minimise risk to high pedestrian zones 	Advice has been provided by New Leaf Arboriculture in relation to this matter. The advice is that large trees are not inherently more of a risk than smaller trees. Further, trees within a built up and managed area should be

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	and impacts to infrastructure.	<p>managed within a tree risk management and tree maintenance system and be regularly assessed by a qualified arboriculturist. Trees provide valuable shade to pedestrian and vehicle paths as well as their many other benefits.</p> <p>To manage risks of damage to structures/infrastructure:</p> <ul style="list-style-type: none"> - Trees should be planted no closer than 1m from paths, roads and driveways, and no closer than 3m from buildings. - Tree planting clearances from roads and bike paths should be as per applicable Australian Standards. - Trees should not be planted directly under or within 2m of overhead cables (unless of a species which will not grow as high as the cables). - Underground services should be offset from existing trees (outside the TPZ areas) and trees should not be planted directly over underground services that are less than 0.6m deep.
19	<ul style="list-style-type: none"> • The engagement of an AQF Level 5 Arborist to provide an Existing Tree Protection Plan to incorporate tree protection measures in accordance with AS4970-2009 (Protection of Trees on Development Sites) and a Tree Removal Plan. 	This is supported as an appropriate condition of consent.
20	<ul style="list-style-type: none"> • The Project Arborist must supervise all construction works, including demolition and site management, within five (5) metres of any existing tree to be retained. 	This is supported as an appropriate condition of consent.
21	<p>Transport planning</p> <p>The following matters should be addressed:</p> <ul style="list-style-type: none"> • The New pedestrian link along the southern boundary is supported, however on the western boundary it is preferred that the pedestrian path be adjacent to the road to benefit from street lighting and public safety, this path is to be either in addition or instead of the proposed. 	Refer to the response by Traffix at Attachment G .
22	<ul style="list-style-type: none"> • The preferred masterplan does not enhance the foreshore path aside from what looks like exercise equipment. With the volume of pedestrians and cyclists, particularly the extra activity this development will generate it is critical that the foreshore path separates pedestrians and cyclists as per Austroads guidance. 	Refer to the response by Traffix at Attachment G .
23	<ul style="list-style-type: none"> • It is unclear if the proposal affects the on road bike lanes either side of the bus lanes to the south. Further clarification must be provided on this matter to ensure appropriate maintenance of existing bike lanes. 	Refer to the response by Traffix at Attachment G .
24	<ul style="list-style-type: none"> • With the increased activity and access at the end of Newington Road, it is unclear how pedestrians and cyclists will be safely connected into the existing network. Further detail is required to ensure the safety of pedestrians and cyclists. 	Refer to the response by Traffix at Attachment G .

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25	<ul style="list-style-type: none"> It is noted that cyclists and pedestrians are currently required to traverse the existing carpark and access road to connect between Silverwater Bridge (Clyde Street) and the river foreshore pathway. The reconfigured carpark needs to provide for a safe pedestrian/cycle connection between Clyde Street (Silverwater Bridge) and the river foreshore to minimise the potential for conflicts with the increased number of cars and buses that will utilise the carpark. 	Refer to the response by Traffix at Attachment G .
26	<p>Urban design and amenity matters</p> <p><u>Foreshore amenities</u></p> <p>The existing foreshore amenities building provides important toilet and water facilities that are used by an increasing volume of cyclists and pedestrians using the Parramatta Rive Walk between Parramatta Park and Sydney Olympic Park. However, the existing amenities building is visually intrusive and is of a scale and location that limits important opportunities for riverfront activation. Whilst publicly accessible toilet facilities are to be provided within the cricket centre buildings, these are visually and physically disconnected from the foreshore pathway and the existing amenities building should be replaced with a smaller proposed built toilet facility to retain and improve existing amenity as well as better integrating with the proposed foreshore recreation facilities. Water bottle refill facilities are also increasingly popular with users of the cycleway and also need to be provided at this location.</p>	The foreshore amenities building is not located within the project boundary and therefore is not part of the project. It is instead the responsibility of SOPA, however, Cricket NSW have included public facilities in the cricket centre building - to enable SOPA to remove as part of their ongoing asset management
27	<p><u>Lighting</u></p> <p>The use of the proposed community oval and external cricket nets will be limited to during daylight hours due to lack of lighting. This restricts opportunities for the community to access these important recreational facilities during peak evening use periods (6pm-10pm) and outside of elite training (9am-5pm). Floodlighting at an appropriate level for training should therefore be provided to both the community oval and external cricket nets to maximise capacity and availability of these facilities to the local community during facility opening hours. This is consistent with Council's draft Community Infrastructure Strategy and Cricket Australia's Community Cricket Facility Guidelines that recognise the importance of good lighting for local sport as it provides more opportunities to train and play and assists to maximise the use of facilities. The lighting would need to be designed to minimise overspill into nearby wetlands; however, would not be likely to have a significant impact on local fauna (including threatened species) that would have likely adapted to the existing sporting field floodlighting.</p>	<p>The lighting of the facility at night is not considered given the impact of lighting on the wildlife in the vicinity of the site, as outlined in the response to lighting matters prepared by LCI Consultants (Attachment H). The submission made by SOPA reasserts that the lighting of the facility is unfeasible (see item 67 below).</p> <p>Furthermore, the submission by the Department of Communities and Justice outlines that lighting of the outdoor ovals will adversely impact upon the accommodation of the female inmates' prison which adjoins the eastern edge of the proposed development.</p>
28	<p><u>Foreshore access</u></p> <p>Accessibility along the foreshore has not been adequately addressed. The river edge should be publicly accessible 24/7 with a minimum 20m wide easement for public usage.</p>	Sydney Olympic Park is not accessible 24 hours a day. The community oval will utilise the same hours of operation as Sydney Olympic Park, which is typically closed between sunset and sunrise.
29	<p><u>Contextual matters</u></p> <p>The following matters should be considered in the assessment of the urban design context of the site:</p> <ul style="list-style-type: none"> The proposal should describe and quantify space and amenity currently publicly accessible, including adjacent amenity, demonstrate what is being reinstated and/or improved. 	Refer to the revised Urban Design Report prepared by Cox Architecture (Attachment B).
30	<ul style="list-style-type: none"> Demonstrate the extent of cut/fill required to achieve the proposed levels. Potential for any new ground capping (p.53 UD Report) risks raising of levels, which should be confirmed before any 	The extent of cut and fill has been designed to minimise excavation into contaminated fill for building, detention tanks, set downs for aquatic recovery pools, lift under runs and services pits, whilst enabling at grade

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	final decision is made – as new levels may impact on available buildable area, retention of existing vegetation, alteration of overland flow.	access between the entry to the precinct from the carpark to the high performance centre and external playing fields for players and public. This revised ground level has been designed to maintain existing overland flow paths as well as allowing collection and detention of run off for reuse in irrigation of landscaping.
31	<ul style="list-style-type: none"> The functional relationship diagram should be re-tested against site constraints as they become known and finesse program to take better advantage of topography, overland flow and irregular site shape. 	Refer to the cover letter responding to the matters raised by the Department.
32	<ul style="list-style-type: none"> The Urban Design Report states that the built form 'responds to surrounding warehouse character and internal function' (p. 24) and provides limited commentary regarding how functional relationships can better to integrate with topography, overland flow, irregular site shape; which was also requested by the State Design Review Panel. 	Refer to the cover letter responding to the matters raised by the Department.
33	<ul style="list-style-type: none"> Practice nets and associated fencing at the river edge suggest private property (for example, the fencing suggests 'Keep Out', 'Members Only'). This does not provide a welcoming narrative at this public edge and indicates a lost opportunity for perceived passive surveillance of river edge. 	<p>The practice nets included at the northern portion of the development will include security fencing and soft / nylon netting for safety of public and players.</p> <p>Please note the proposed Masterplan has been supported by SDRP – and notes this layout fits the site appropriately considering the constraints .</p>
34	<p>Traffic Matters <u>Parking Impacts</u> The reliance on the adjacent Council car park during special events to accommodate the anticipated parking demand is not acceptable. For this reason, it is recommended that an Event Traffic Management Plan be prepared for the events with 1,000 attendances or more in order to minimise the use of the Council carpark during the major events.</p>	This is supported as an appropriate condition of consent.
35	<p><u>Parking Design</u> The dimensions of the parking spaces, aisle widths and access driveways has not been shown on the submitted plans. The car parking facility design is to comply with AS2890.1:2004.</p>	This is supported as an appropriate condition of consent.
36	<p><u>Encouragement of alternate connections</u> The proposal should consider options to encourage/support future public transportation access/connection – PLR2 or its alternative; Silverwater Metro service portal as potential future metro station; more detail regarding current bus routes and options to supplement with local shuttle services to existing SOP Station; existing and planned bike routes.</p>	The site is located within 400m walking distance of a number of bus stops on Silverwater Road and the Holker Street busway. These are serviced by Route 525 and 544. Notably, route 525 provides a direct connection to Sydney Olympic Park Station and services also operate on weekends, therefore being able to cater for weekend game days.
37	<p><u>Traffic conclusion</u> No objection is raised to the proposed development in terms of traffic and parking subject to the implementation of a Green Travel Plan and providing an Event Traffic Management Plan for the events</p>	This is supported as an appropriate condition of consent.

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	with 1,000 or more attendees.	
38	<p>Stormwater and Catchment Management</p> <p>Council's Development Engineer has reviewed the submitted documents and the following comments are made:</p> <ol style="list-style-type: none"> 1. The stormwater drainage and reuse system needs to also consider the SOPA Stormwater Management and Water Sensitive Urban Design Policy. Providing shall be made to ensure that the development is compliant with the Policy requirements including: <ol style="list-style-type: none"> a. Providing an integrated water cycle management plan including a water balance report to ensure that the harvest and reuse of roof-water is maximised to meet the development's non-potable water demand. b. Minimising volume and frequency of stormwater discharge from hardstand areas which in lieu of OSD could be achieved by alternative pavement treatments in new hardstand areas and increased stormwater harvesting and reuse. c. Providing an establishment, handover, operation and maintenance plan for WSUD assets. 	<p>TTW proposes an integrated water cycle management plan maximising the harvesting of the roof water runoff to meet a portion of the development's non-potable water demand in accordance with the principles of the SOPA Stormwater Management and Water Sensitive Urban Design Policy.</p> <p>The volume and frequency of new hardstand area runoff will be minimised through permeable pavements as appropriate and absorption and dispersion trenches where appropriate. The irrigated high performance ovals will be drained to the rainwater storage system for reuse as irrigation water over the landscaped area.</p> <p>An establishment, handover and operation manual will be provided for the development's WSUD system and recycled rainwater system.</p>
39	<ol style="list-style-type: none"> 2. The post development flood scenario should not consider the contribution of pipe unblocking to mitigate the development's flood impact. 	The blocked flood scenario has been analysed and the proposed development does not worsen the existing condition as noted in the Stormwater and Flooding report.
40	<ol style="list-style-type: none"> 3. The flood impact assessment must be expanded to detail measures to address the floods risk of the development including excavation, fencing and signage. 	The detailed measures such as signage and fencing will be addressed in the Flood Management Plan (Attachment I).
41	<ol style="list-style-type: none"> 4. Any bridges or culverts over the overland flow channel should consider potential for blockage in accordance with Australian Rainfall and Runoff (AR&R) Guidelines and also provide a reliable evacuation path to an area of refuge above the PMF. 	Blockage will be considered for the road crossing in the PMF event for the site. Our Flood Impact assessment report shows the development site at 5.2m RL FFL is above the 100 year flood level of 3.31m AHD. We will assess against the PMF. The area is identified as low risk on previous assessments and the proposed centre of excellence looks to be above the PMF level of about 5.0m AHD, to be confirmed. Shelter in place is our preferred strategy.
42	<ol style="list-style-type: none"> 5. The flood impact assessment must also consider potential increases in flood velocities and hazard, particularly consequences for the existing leachate ponds, and provide appropriate mitigation measures. This should be coordinated with the geotechnical and contamination consultant to provide a coordinated solution for the channel outlet which includes details of discharge in the Parramatta River to be shown on the stormwater drainage plans. 	We will provide velocity maps for the entry to the ponds in the 100 year and an afflux analysis to determine if any widening of the outlet to the pond area is required. The existing discharges to Parramatta River are proposed to be maintained
43	<p>Contamination</p> <p>The main concern with this development is the management of contamination known to be present at the site and the assurance that there will be no new exposure pathway created as a result of this development. The basic requirement being that the existing contamination containment measures at the site are at a minimum maintained or ideally enhanced through this development. Following review of the relevant contamination reports, Site Audit Report and Site Audit Statement, Council's Environment and Health Team are satisfied that the above outcome of an enhancement to the current contamination management status can be achieved, provided that the conditions included in the SAS</p>	Noted.

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	are adhered to and the long-term environmental management plan (LTEMP) is conducted as indicated.	
44	It is recommended that a covenant be placed on the title of the land that makes reference to any LTEMP produced in association with this development to ensure that it is carried out in perpetuity.	This is supported as an appropriate condition of consent.
45	It is also expected that any alterations to previous conclusions on the status of the contamination will trigger further investigation and audits over and above the additional validation audits required under the Contamination Management Plan and with reference to the Hazardous Ground Gas survey that may also be required.	Noted.
46	Developer Contributions Council officers seek to confirm that developer contributions are to be paid to Council under the Auburn Contributions Plan 2007 (Amendment No. 1) and request details as to how the proposal will contribute towards local infrastructure improvements.	The proposed development site at Wilson Park is shown to be within the jurisdiction of Part B of the Auburn Contributions Plan 2007 (Amendment No.1). Notwithstanding, this Contributions Plan specifies that the 'Citywide Contributions' contained in Part B of the Plan only apply to residential development. As such, no contributions apply to the subject development.
City of Parramatta Council Lord Mayor Councillor Bob Dwyer		
47	Council is supportive of increasing the availability and accessibility to quality cricket facilities to increase participation among the residents of the City of Parramatta and to improve the fitness and wellbeing of residents. However, we do remain gravely concerned that the proposed development could meet this objective through the reduction of open space accessible to all of the community and, in particular, other sports.	The proposed development will not detract from the community's access to public open space. The site is surrounded by an abundance of public open space that is usable for all community members to undertake exercise and physical activity. Therefore, the proposed development will not interfere with the community being able to play other sports throughout the remainder of the network of parks contained within Sydney Olympic Park.
48	I wish to draw your attention to the submission made in response to this proposed development (SSD-10354) from Newington Gunners Soccer Club (Newington Gunners). Council is asking that special consideration be given to their recommendations, as past users of the site.	The matters raised in the Gunners submission are addressed at items 107 – 109 below.
49	Council has sought to find an alternate home for Newington Gunners since the announcement of the Cricket Centre of Excellence. We have managed to secure a temporary home for the Club at Newington Reserve, but the new facility will not cater to current and future growth of the Club. They are still in need of a long-term home of sufficient size.	Eric Primrose Reserve has been established as the temporary home of the Gunners. It is also noted that Council are investigating the relocation of the Gunners to Newington Reserve, which will allow for them to have their own exclusive football field. The transition of Newington Reserve is expected to be completed in time for the 2021 winter football season.
50	Council requests you to accommodate the Newington Gunners on the subject site or support their establishment at an alternate location.	The Wilson Park site will be for the purposes of cricket and is a State and Federal Government funded project, to enable the continual development of cricket in NSW.
Sydney Olympic Park Authority		
51	Parklands Plan of Management <u>Sports and Recreation Parks</u> The subject site is located within the Millennium Parklands in which the primary planning document governing land use is the Parklands Plan of Management 2010 (PPOM). The site is situated in a designated Sports and Recreation area under the Parklands Land Use Classifications. In accordance with Schedule of Public Use Controls for Sports and Recreation Parks, the proposed use	The proposed development accords with the objectives for Sports and Recreation Parks in the Parklands Plan of Management as: <ul style="list-style-type: none"> It provides a sporting area that aligns with ICC requirements and therefore exhibits high levels of health, safety, experience and amenity.

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	<p>is a 'Restricted Public Use' and as such will also require a Parkland Approval Permit (PAP) from SOPA. Restricted Public Uses may be approved but must demonstrate that they meet the Objectives of the particular area in which they are located. The Objectives for the Sports and Recreation Parks in the PPOM state:</p> <ul style="list-style-type: none"> a) <i>provide sporting areas that present high standards of health, safety, experience and amenity;</i> b) <i>improve, develop and maintain the land in ways that facilitates public use and enjoyment of the land for sporting purposes;</i> c) <i>promote management and use of the land in a manner that protects and enhances the sports and recreational quality of the land;</i> d) <i>manage uses and activities having regard to any adverse impact on other people and places, the integrity of the underlying remediated land systems and minimising conflicts between user groups and interests; and</i> e) <i>conserve, protect, interpret, adapt and/or enhance the significant ecological, scenic and heritage elements for present or future generations.</i> 	<ul style="list-style-type: none"> • The proposed development will develop the land in way that facilitates public use, enjoyment and development of NSW cricketers from all skill levels. • The NSW Cricket Centre will include better management of the site, accommodating numerous high performance programs and community events. The intention is to create an accessible facility located in the geographic centre of Sydney with facilities catering to cricketers from all skill levels. This is in the effort to protect and enhance the popularity of the sport, while improving NSW's development of cricketers. • The proposed development will be effectively governed by Cricket NSW to minimise conflicts between user groups including cricket teams and players that will use the facility. • While the proposed development will result in some adverse impacts to the ecological elements at the site, it proposes the replanting of at least 300 trees to offset this loss. The development site comprises Green and Golden Bell Frogs (GGBF), which are a significant species that may be impacted by the development. The proposal adapts to the existence of GGBF by orienting the site in a position that avoids all potential breeding habitats for the GGBF. Furthermore, the proposal does not impact on the heritage significant Silverwater Correctional Complex that adjoins the site to the east.
52	<p>The proposal needs to more clearly outline the public access regime for the proposed development. The submitted Plan of Management addresses the proposed usage arrangements by Cricket NSW and affiliated groups. Although Section 6.2 of this Plan is titled Community Access, it only addresses the range of cricket-specific community programs run by Cricket NSW.</p> <p>In order to be consistent with the objectives for the Sports and Recreation areas the EIS should be updated to clearly outline the public access regime for the community club cricket oval and parklands to allow and informed assessment, with specific reference to:</p> <ul style="list-style-type: none"> • Whether the community club cricket oval will be available for the general public to 'turn up and play' or by reservation only; • How often and what times this field will be reserved for exclusive use by Cricket NSW; and • Who will be responsible for managing and regulating public access to the community club cricket oval, car parking areas and the site in general. <p>SOPA requests more detail of the proposed community access regime for the site, as outlined above, and clearly demonstrate the net benefit of the proposal to the Parklands and community.</p>	<p>Refer to section 6.3 of updated Plan of Management (Attachment J).</p>

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53	<p>Fencing</p> <p>The proposal seeks to maintain and extend the existing chain link fence around the boundary of the lease area. The boundary fencing is of poor visual amenity and is a barrier to public access to and movement through the site. The fencing is also inconsistent with the Access Management Principles in Section 3.24.3 of the PPOM, which state:</p> <p><i>The extent of any structural barriers or boundary markers (such as fencing) in the Parklands should be kept to the absolute minimum. Plantings consistent with the design intent for the Parklands are preferred where it will be adequate for purpose.</i></p> <p>SOPA therefore recommends that the chain link boundary fence be required to be removed. SOPA supports picket-style fencing around the two ovals to delineate the playing surface and accepts that some fencing may be required to secure the Centre of Excellence Building. All other fencing at the site should be kept to an absolute minimum in accordance with the PPOM Access Management Principles.</p>	<p>The proposal will retain existing fencing where possible, new fencing as shown in Section 12.4 of the Appendix B. The fencing strategy is to maximise visual connection and sightlines through the site and permeability. The proposed development incorporates convenient access points and new pathways that will facilitate easy pedestrian movement through the site.</p> <p>The intent of the fencing is to provide a secure venue with maximum transparency in the fencing.</p>
54	<p>Interface with Parramatta River Walk</p> <p>The Parramatta River Walk adjoins the site immediately to the north and is identified as a priority Green Grid link in the Central City District Plan. The significance of the River Walk as both a recreation space and link between Sydney Olympic Park and regional walking and cycling routes is identified in the PPOM.</p> <p>While SOPA acknowledges that the constraints of the site present significant design challenges SOPA considers that a significantly improved layout and design could be achieved. The community oval is located in the south-west corner of the site and is not visible from the wider public domain, including the River Walk. The design and layout needs to ensure that the community oval is connected with the adjoining network of public spaces along the foreshore.</p>	<p>Refer to the cover letter responding to the matters raised by the Department.</p>
55	<p>Built form design</p> <p>On review of the Visual Impact Analysis, the bulk, scale and articulation of Centre of Excellence building is comparable to the large-scale industrial and correctional facilities buildings to the south and west of the site.</p> <p>It is imperative that the proposed building achieves a high design standard typically associated with buildings in prominent riverfront locations and has adequately addressed sustainable design principles. Due to the limited design detail provided, SOPA recommends that this proposal return to the SDRP for further assessment during detailed design, or alternatively, to SOPA's internal design review panel.</p>	<p>The building design has been revised and is illustrated in the revised Architectural Plans prepared by Cox Architecture, included at Attachment B.</p> <p>The Panel noted the proposed Cricket Centre building is large but the components of the building are starting to form a suite of objects that harmonise nicely horizontality. The proposed overhanging fascia was commended as it will provide decent shade for the users</p> <p>The SDRP noted that the design team's presentation demonstrated rigorous options testing of the numerous constraints affecting the site. The SDRP also outlined that the proposed architecture is positive and the rationale for the selected masterplan is acknowledged and accepted. The SDRP confirmed it is happy to support the proposal and recommended the masterplan proceed back to the Department for further assessment.</p>
56	<p>Biodiversity</p> <p>The site is located adjacent to an area of significant ecological value and forms part of a fauna</p>	<p>Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment K and the updated Biodiversity</p>

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	<p>movement corridor. As such, the SEARs included the need to consider relevant planning provisions, goals and strategic planning objectives of the SOPA Biodiversity Management Policy. The EIS however, does not address this document, specifically:</p> <ul style="list-style-type: none"> Legal obligations for biodiversity conservation under the Sydney Olympic Park Authority Act 2001 have not been addressed; nor have local policy goals, objectives and threats. 	Development Assessment Report (BDAR) at Attachment F .
57	<ul style="list-style-type: none"> The Biodiversity Development Assessment Report (BDAR) identifies that the development will require 17 ecosystem credits and 21 species credits under the NSW Biodiversity Conservation Act 2016. These credits can be purchased and applied anywhere in the State and do not necessarily address the overall impact of the proposal on biodiversity at SOP. Accordingly, the Applicant should explore opportunities with SOPA to enhance habitats and ecological values within the Wilson Park precinct before committing to purchasing off-site credits. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment K and the updated Biodiversity Development Assessment Report (BDAR) at Attachment F .
58	<ul style="list-style-type: none"> The SOPA Biodiversity Management Plan identifies that one of the key ecological values of Wilson Park as feeding habitat for the regionally-significant red-rumped parrot population, which feed on mown kikuyu lawns. This species are not considered in the EIS. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment K and the updated Biodiversity Development Assessment Report (BDAR) at Attachment F .
59	<ul style="list-style-type: none"> The BDAR does not consider the connectivity of the Green and Golden Bell Frog population at the site to the Duck River, Camellia and Silverwater populations. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment K and the updated Biodiversity Development Assessment Report (BDAR) at Attachment K .
60	<ul style="list-style-type: none"> The EIS identifies that 304 trees will be removed, and 310 replacement trees will be planted. These figures conflict with the BDAR, which states 108 trees covering 1.3 hectares will be removed. Clarification is then required in relation to the number of replacement trees, particularly as the replacement of 304 mature trees with 310 juvenile specimens, as proposed in the Landscape Plan is inadequate to compensate for the loss of habitat, shade and functional value. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment K and the updated Biodiversity Development Assessment Report (BDAR) at Attachment F .
61	<ul style="list-style-type: none"> Details of any compensatory nest boxes must comply with SOPA's comprehensive artificial nest box and roost box programme. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment K and the updated Biodiversity Development Assessment Report (BDAR) at Attachment F .
62	<ul style="list-style-type: none"> Plant species identified as weeds in the Greater Sydney Regional Strategic Weed Management Plan 2017 – 2022 or Table 2 of the SOPA Invasive Environmental Weeds Policy POL 10/5 are not permitted. Specifically, the current Landscape Plan includes Tuckeroo Cupaniopsis anacardioides in the planting palette. This species is a weed in SOP and should be replaced with a suitable endemic species. 	It is requested the Department resolve this item through a condition of consent to delete Tuckeroo Cupaniopsis anacardioides from the Landscape Plan and Planting Palette and replace with a suitable endemic species.
63	<p>Stormwater The site is located within the Sydney Olympic Park boundary. As such, and as identified in the SEARs, the relevant planning provisions, goals and strategic planning objectives of the SOPA Stormwater Management and Water Sensitive Urban Design Policy (WSUD Policy) were required to be addressed.</p>	TTW will provide an integrated water cycle management plan maximising the harvesting of roof water runoff to meet a portion of the development's non potable water demand in accordance with the principles of the SOPA Stormwater Management and Water Sensitive Urban Design Policy.

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	<p>The EIS however has incorrectly addressed the City of Parramatta stormwater standards.</p> <p>The civil engineering and stormwater report therefore requires updating to address SOPA's Stormwater Management and WSUD Policy, including the harvesting and re-use of roof water, management of runoff from hardstand areas and water conservation measures. The revised Stormwater Report should also include an assessment of the adequacy of the existing drainage infrastructure (stormwater drainage capacity and structural integrity of the existing system) to accommodate the development, including CCTV reports.</p> <p>The design must also include provision for access and maintenance to the stormwater assets and new pits.</p> <p>Further, Part 8 of the Ecologically Sustainable Development report should also address the potential use of chemical herbicides, pesticides and fertilisers on the playing surfaces and outline proposed measures to capture and treat stormwater run-off from these surfaces.</p>	
64	<p>Carparking</p> <p>The analysis of car parking demand for the development does not consider the cumulative impacts with demand from existing Parklands users who currently use the car parking area to access the Parramatta River foreshore or wider Parklands. While SOPA support the 'first come, first served' principle, the EIS analysis needs to quantify the existing community use of parking and make provision for this demand in the car parking analysis and car parking provision for the development.</p> <p>SOPA also seeks further clarification regarding the boat trailer parking spaces along the eastern boundary of the site. The boat trailer parking spaces are outside the proposed lease boundary for Cricket NSW and should not be impacted by the proposed development; however, the EIS does not specifically address these parking spaces. Accordingly, the EIS and associated plans should be updated to confirm that the proposed development is not seeking to alter the boat trailer parking spaces.</p>	Refer to the response by Traffix at Attachment G .
65	<p>Lighting</p> <p>It is acknowledged that lighting within the facility is key to providing a safe and welcoming environment for users of the facility and the general public. Given the sensitive location of the proposal in a relatively isolated yet environmentally sensitive location, balancing the need for a safely lit, yet environmentally appropriate lighting is vital. The PPOM contains lighting principles for developments within Sydney Olympic Park; however, this is not referenced in the EIS submission and therefore needs to be addressed.</p>	Refer to the response provided by LCI at Attachment H .
66	Moreover, the EIS and its appendices contain conflicting information about proposed lighting of the various parts of the facility. The lighting report indicated the community oval will not be lit, yet the crime prevention report and various images indicate that it will. Accordingly, clarification about the lighting details is required.	<p>The CPTED report submitted with the original SSDA notes that:</p> <p><i>'On the basis of this [External Lighting] Strategy and the desire to limit night-time use Ethos Urban consider the following areas are appropriate to</i></p>

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		<p><i>be switched off or dimmed when the facility is not in use:</i></p> <ul style="list-style-type: none"> • <i>Maintenance building;</i> • <i>Junior oval sports lighting;</i> • <i>Eastern access road and carparks; and</i> • <i>Eastern external wickets sports lighting.'</i> <p>Therefore, there is no inconsistency in comments.</p>
67	<p>SOPA recommends that the following standards outlined in the Applicant's Biodiversity Report are incorporated into the proposal:</p> <ul style="list-style-type: none"> • Luminaire design, post height, placement and operation must avoid the direct illumination of sensitive areas including the Parramatta River, artificial wetlands, and retained vegetation and replacement plantings, and minimise the indirect light spill in the 50 m and 100 m buffer around those respective areas. Glare shields must be used to further reduce the indirect impact of light spill on habitat within the subject property. Warm spectrum (3000k) lighting must be used reduce the impact on nocturnal animals such as microchiropteran bats and the Green and Golden Bell Frog." • The upward light output ratio must be less than 5% relative to their installed mounting orientation; and • External lighting of the fields must not extend past 10pm. External security and way-finding lighting must be designed and operated in accordance with the lighting management principles of the SOPA Parklands Plan of Management. 	Refer to the response by LCI at Attachment H .
68	<p>Contamination</p> <p>It is understood that additional validation of the site to provide evidence of the suitability of the site for the proposed land use and ongoing monitoring shall occur in accordance with the Contaminated Land Management Plan.</p>	Noted.
69	<p>SOPA advises that if unexpected contamination or unexpected soil vapour/hazardous ground gas conditions are found during construction a risk assessment and a remediation action and strategy should be prepared by a suitably qualified independent expert and submitted to the EPA accredited Site Auditor for approval. SOPA requests that reports are made available for review and records.</p>	Noted.
70	<p>SOPA notes that the Soil Vapour/Hazardous Ground Gas Mitigation System Design and an ongoing hazardous ground gas/soil vapour monitoring and management plan to monitor and manage long-term risks is still to be prepared by qualified experts and be approved by the Site Auditor. SOPA requests these documents are also made available for review and records.</p>	<p>The design of the system is based on factors such as final building design and levels, and the suppliers used, as they may have specific products or processes that can be incorporated into the design. SOPA will be provided with design details, approved by the Auditor, once this process is undertaken.</p>

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71	<p>Further, SOPA advises that a Section A Site Audit Statement certifying that the site is suitable for the proposed land use, and the final conditions at the site, including any unexpected ground gases and contamination and management thereof, if encountered, will be include in the Site Audit Statement, and that the proposed subsurface drainage system will require Site Auditor approval as part of the final Site suitability assessment. SOPA requests these documents are also made available for review and records.</p>	<p>This is supported as an appropriate condition of consent.</p>
72	<p>Specific comments relating to the Contamination Investigation Report are to be addressed, including:</p> <ul style="list-style-type: none"> • Page 24, second paragraph: <ul style="list-style-type: none"> - The main building for the development is understood to be located in the north-west quarter (not in the north-east). • Section 12, page 45, table 14 <ul style="list-style-type: none"> - The table outlines the risk of contaminants leaching out of the fill into groundwater. The risk is not only manageable by groundwater monitoring and civil monitoring but by managing the integrity of capping system appropriately during civil works. Limiting the time the fill below the capping layer is exposed by immediate stabilisation and backfilling can prevent the spreading and leaching of contaminants. Avoiding works during wet weather and applying appropriate controls that prevent leaching of contaminants out of exposed contaminated fill and spoil would mitigate the risk. • Section 13 Conclusions <ul style="list-style-type: none"> - The Conclusions should acknowledge the requirement to manage risks associated with hazardous ground gases/vapour intrusions during and post construction. 	<p>It is noted that the Contamination Investigation Report accompanying the original SSDA is referenced in the Site Audit Statement. As such, it can therefore be conditioned that an updated Contamination Investigation Report is to be prepared and submitted to the Site Auditor and SOPA for approval prior to the commencement of works on site.</p>
73	<p>Specific comments relating to the Contamination Management Plan are to be addressed, including:</p> <ul style="list-style-type: none"> • Section 1.1 Objectives <ul style="list-style-type: none"> - The Objectives should include the requirement to manage risks associated with hazardous ground gases/vapour intrusions during and post construction. • Page 6: <ul style="list-style-type: none"> - The main building for the development is understood to be located in the north-west quarter (not in the north-east). - It appears that the drawings in the Appendix do not present the latest revision, e.g. Drawing C06 P1 is attached instead of C06 P3 as referenced in text. • Page 13, Tab 1: <ul style="list-style-type: none"> - The table outlines the risk of contaminants leaching out of the fill into groundwater. The risk is not only manageable by groundwater monitoring and civil monitoring but by managing the integrity of the capping system appropriately during civil works. Limiting the time fill below the capping layer is exposed by immediate stabilisation and backfilling can prevent the spreading and leaching of contaminants. Avoiding works during wet weather and applying appropriate controls that prevent leaching of contaminants out of exposed contaminated fill and spoil would 	<p>It is noted that the Contamination Management Plan accompanying the original SSDA is referenced in the Site Audit Statement. As such, it can therefore be conditioned that an updated Contamination Management Plan is to be prepared and submitted to the Site Auditor and SOPA for approval prior to commencement of works on site.</p>

	<p>mitigate the risk.</p> <ul style="list-style-type: none"> • Section 8.1.1 Recommended Sequence, page 20: <ul style="list-style-type: none"> - The objective of segregation, stockpiling and testing of excavated material is to confirm the contamination status of the tested soils but also to determine their final destination. Sampling should be conducted by an experienced Environmental Consultant, and testing should be conducted by NATA accredited analytical laboratory. • Section 8.1.2 Excavation Works Procedure (Penetrating capping Layer): <ul style="list-style-type: none"> - Work procedure should detail the steps to be taken during wet weather and when rain is predicted to avoid leaching of contaminants out of exposed contaminated fill and spoil into surrounding soils, groundwater, and stormwater and to prevent contaminated run-off. - Material excavated from below the capping layer and identified contaminated material should be stockpiled separately on plastic sheeting, banded and covered to prevent spreading and leaching of contaminants into the air, surrounding soils and aquifers. - Excavated/disturbed areas should be stabilised/back-filled as soon as practicable to minimise windblown dust and leaching of contaminants into surrounding soils, stormwater and groundwater. - Appropriate sediment and erosion controls are to be implemented. - Ensure that segregated materials are stored in separate stockpiles and remain separated and are accessible for testing where required. - No smoking or open flames to be permitted on site. - Hot works permit to be granted under strict conditions. - Stormwater, groundwater, water used for dust suppression, any water that has come in contact with material below the capping layer or with contaminated fill and spoil has to be managed as contaminated wastewater and must not be disposed of in the stormwater system. It must be removed from site via vacuum tanker and disposed of at a facility licensed to receive liquid waste. • Section 8.1.3 Gas and Vapour Monitoring Requirements: <ul style="list-style-type: none"> - Gas monitoring is proposed to be undertaken by the Environmental Consultant during all excavation works, unless advised otherwise by the Environmental Consultant. The circumstances that would bring the Environmental Consultant to discontinue gas monitoring have to be established in the gas monitoring plan for the project. A gas monitoring plan based on Douglas Partners recommendations should be developed and approved prior to construction and earthworks. The monitoring plan should be executed as a precautionary measure during all excavations and piling works. - SOPA recommends to undertake gas monitoring along the perimeter of the construction site as a precautionary measure to ensure that odour and vapours can be detected at the site boundary. If detected appropriate measures can be taken to prevent odour and vapour crossing the site boundary. • Section 8.2 Piling Works <ul style="list-style-type: none"> - Section 8.2.1 Generation of Spoil: If the excavated spoil cannot be separated in contaminated and non-contaminated material the spoil must be managed as contaminated. If a qualified environmental consultant confirms the presence of ASS the material is to be considered ASS and contaminated and must be treated and managed as such. 	
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	<ul style="list-style-type: none"> - Contaminated Spoil must be placed on plastic sheeting, banded and covered to prevent spreading and leaching of contaminants into surrounding soils, aquifers, waterways and into the air. Appropriate sediment and erosion controls must be in place to prevent sediment run-off in stormwater system and waterways and spreading of contamination. - Groundwater must not be disposed of in the stormwater system and receiving waters. If extracted from the ground it must be collected and disposed of at a facility licensed to receive liquid waste. - Stormwater, groundwater, water utilised to suppress dust that came into contact with spoil and any run-off must not be disposed of in the stormwater system. It must be collected and disposed of at a facility licensed to receive liquid waste. • Section 8.3 Proposed Re-instatement Procedure of Capping Layer: <ul style="list-style-type: none"> - Capping material that is to be reinstated at the same location must be assessed prior to reinstatement for its suitability to ensure that it was not cross-contaminated with other materials. - Capping material that is to be relocated within the site must be assessed prior to placement for its suitability to ensure that it was not cross-contaminated with other materials. • Section 8.4 Spoil management <ul style="list-style-type: none"> - If contaminated spoil cannot be separated from non-contaminated spoil all spoil must be treated as contaminated spoil. - Contaminated Spoil must be placed on plastic sheeting, banded and covered to prevent spreading and leaching of contaminants into surrounding soils, waterways, groundwater, stormwater and into the air. - Stormwater, water utilised to suppress dust that came into contact with spoil and fill must not be disposed of in the stormwater system. If it has come into contact with contaminated fill, contaminated spoil and stockpiles it is to be managed as contaminated wastewater and must be removed via a tanker off site and disposed of at a facility licensed to receive the waste. • Section 8.5 Odour Control <ul style="list-style-type: none"> - SOPA recommends establishing gas monitoring plan for vapour and odour monitoring along the site perimeter. • Section 9.1 Proposed Buildings <ul style="list-style-type: none"> - There is no information provided if the design of the passive vapour mitigation system will allow for an air inlet facilitating atmospheric air flow through the PVC pipe network. • Section 10.2.2 Large Volumes of Spoil (Preparation of Treatment Area) <ul style="list-style-type: none"> - Leachate run-off from the treatment pad collected in the leachate collection drain must be removed by a vacuum tanker and disposed of at facility licensed to receive liquid waste. • The presence of large scale filling is known. <ul style="list-style-type: none"> - Much of the fill (at least in the North West) is below a depth of 1 m and comprises a mixture of crushed sandstone and tar (sludge from the tar pits). There is a risk that excavations, piling works, the load of heavy machinery and bulk filling (additional load) may mobilise the tar in the 	
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	<p>fill. The geotechnical report describes the proof-rolling of the prepared subgrade areas using 12 tonne large roller. Appropriate controls must be in place to prevent tar migrating into deeper soils and groundwater and to manage tar coming to the surface. The load of heavy machinery as well as the additional load of imported fill may mobilise tarry components in the fill. Procedures and controls have to be in place to manage potential migration of tar and manage associated environmental and WHS risks.</p> <ul style="list-style-type: none"> • Section 11.2.1 Spoil Vapour - Proposed Buildings <ul style="list-style-type: none"> - It is proposed to undertake initial monitoring weekly for four weeks and subsequent monitoring every three months, then reverting to biannually. Biannual frequency may not be sufficient to provide confidence that the vapour mitigation system is working effectively. The gas monitoring program including monitoring frequency should be reviewed by a qualified and experienced environmental consultant based on the initial, quarterly monitoring results and on other relevant site specific information. • Section 12.4 Air Monitoring: <ul style="list-style-type: none"> - Section does not provide a recommence-work-procedure after the threshold level of 5ppm has been exceeded and contractors have ceased work. What site conditions and gas readings will allow workers to return to work. • Section 13.2 Contingency Plan: <ul style="list-style-type: none"> - Any material to be removed from site must place in labelled skip bins or stockpiled on plastic sheeting, banded and covered as instructed by the Environmental Consultant. 	
74	<p>Specific comments relating to the Construction & Demolition Waste Management Plan are to be addressed, including:</p> <ul style="list-style-type: none"> • Section 1.6 report Objectives <ul style="list-style-type: none"> - Objectives should be clear that all asbestos, contaminated and hazardous wastes must be classified and disposed of in accordance with NSW EPA requirements and guidelines and disposed of at facilities licensed to receive the waste. Waste dockets must be retained and provided in reports. - Groundwater that has been extracted from the ground must be collected and disposed of at a facility licensed to receive this liquid waste. Waste dockets must be retained and provided in reports. - Stormwater, water used for dust suppression or any water that has come in contact with contaminated spoil and fill must be treated as contaminated wastewater disposed of at a facility licensed to receive the liquid waste. Waste dockets must be retained and provided in reports. 	<p>The Construction and Demolition Waste Management Plan has been updated accordingly (see Attachment L)</p>
75	<p>Specific comments relating to the EIS are to be addressed, including:</p> <ul style="list-style-type: none"> • Table 4, page – Requirements <p>The following requirements are missing:</p> <ul style="list-style-type: none"> - Compliance with Contaminated Land Management Act 1997 and Maintenance of Remediation 	<p>This section of the EIS has been updated to include the Contaminated Land Management Act 1997 in Table 9 (see Attachment N).</p> <p>The Contaminated Land Management Act is not included within the legislation to be addressed in Item 1 of the SEARs. In turn, it has been addressed within section 6.3 of the EIS that accompanied the original</p>

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	<p>Notice 28040 issued under section 28 of the Act.</p> <ul style="list-style-type: none"> - Compliance with Sydney Olympic Park Remediated Land Management Plan. • Table 9, page 73 <ul style="list-style-type: none"> - Applicable legislation is the Contaminated Land Management Act 1997. • Section 5.3.1, Table 10: <ul style="list-style-type: none"> - SOPA's Remediated Land Management Plan should be listed. The Remediated Land Management Plan details how the remediated lands and associated infrastructure regulated under section 28 of the NSW Contaminated Land Management Act 1997 and subject to notice 28040 are to be managed to ensure that containment integrity is maintained, human health and the surrounding environment is protected and statutory compliance is achieved. • Section 5.3.2, Table 11 <ul style="list-style-type: none"> - Contaminated Land Management Act 1997 and Maintenance of Remediation Notice 28040 issued under section 28 of the Act to be included. 	SSDA.
76	On review of the amended documents, SOPA will also provide detailed comments on requirements for the Construction Environmental Management Plan and will be requesting that this plan is reviewed and approved by SOPA prior to any works occurring on the site.	Noted.
77	<p>Works outside the lease boundary</p> <p>The Landscaping Report prepared by Turf indicates proposed works on public land outside the proposed lease boundary, including an upgrade of the public amenities block immediately to the north of the lease boundary. The plans and EIS documentation need to clearly indicate whether these works are proposed as part of this application and whether they will be carried out by the Applicant.</p>	The works on public land outside the lease boundary, including an upgrade of the public amenities block immediately north of the lease boundary is not included in the proposal. These works are to be pursued by SOPA in the future to embellish the development site as has been discussed.
78	<p>Sydney Olympic Park's Parklands Future Directions Statement 2030</p> <p>SOPA has been preparing a Parklands Future Directions Statement 2030 (FDS) to guide the next review of the Parklands Plan of Management. The draft Parklands FDS will be finalised in late December 2019 and will be publicly exhibited in early 2020.</p> <p>The Applicant states that an assessment of the proposed development against the FDS will be undertaken at the 'Response to Submissions' stage if a copy of the FDS is provided (EIS section 5.30). SOPA will ensure that this is made available to enable the Applicant to respond accordingly.</p>	Noted.
79	<p>Recommended Conditions of Consent</p> <p>SOPA has requested further information on a number of issues outlined above, including the updating of a number of technical supporting reports. Consequently, instead of attempting to draft recommended conditions of development consent to address all the matters raised, SOPA intends to provide draft conditions after reviewing the applicant's Response to Submissions.</p>	Noted.
Heritage Council of NSW		
80	<p>Heritage</p> <p>The EIS also indicates that based on the history and previous works on the site, there is no potential for historical archaeology as defined under the Heritage Act 1977 which would be impacted by the</p>	Noted.

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	proposed works (page 106). Heritage NSW concurs with this assessment and considers that the proposed Recommendation in Section 6.11.1 should be included in the conditions of consent for the project as it will adequately manage any historical archaeological finds which may be present on site. Accordingly, as there are no impacts to heritage as managed under the Heritage Act 1977, Heritage NSW does not require to be included in any future correspondence regarding this SSD.	
NSW EPA		
81	Site Audit Statement The site audit report commented that the contamination management plan requires monitoring and investigation/management should any unexpected conditions be encountered during construction. Future site audit statement is required to confirm that the site is suitable for the proposed use.	Noted.
82	Hazardous materials survey The EPA notes that no hazardous material survey report was submitted as part of the EIS. Therefore, the EIS did not comply with the requirement to include a hazardous materials survey of all existing structures and infrastructure prior to any demolition or site preparation works. A hazardous materials survey report is required to be submitted as part of the proponent's response to submission.	Douglas Partners has submitted a proposal for a hazardous materials survey. Works have not yet been commissioned but a report will be prepared prior to Construction Certificate.
83	Draft conditions of consent Following are recommended conditions of consent that would also be subject to the additional requested information being provided in the proponent's response to submission. 1. The applicant must engage an EPA accredited Site Auditor to issue a Section A Site Audit Statement which certifies that the site is suitable for the proposed land use.	This is supported as an appropriate condition of consent.
84	2. The applicant must ensure that the implementation of the contamination management plan would be validated by a suitably qualified environmental consultant, who would document the validation in a validation report. The validation report must be reviewed by an EPA accredited Site Auditor.	This is supported as an appropriate condition of consent.
85	3. The applicant must adhere to remedial and management measures specified by an EPA accredited Site Auditor. In particular, the proponent must adhere to the conditions specified in the Section B site audit statement dated 24 Oct 2019 submitted as Appendix GG of the EIS.	This is supported as an appropriate condition of consent.
86	4. The applicant must ensure that all reports, management plans and remediation action plan(s) are prepared by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.	This is supported as an appropriate condition of consent subject to the wording being amended as shown below in <i>reviewed or approved</i> . The applicant must ensure that all reports, management plans and remediation action plan(s) are prepared, <i>reviewed or approved</i> by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.
87	5. The applicant must update the site's Hazardous Building Materials Survey on a regular basis. (This is assuming that the applicant will submit a hazardous materials survey as part of the RtS.)	This is supported as an appropriate condition of consent.

Number	Submission	Response
88	6. The processes outlined in State Environmental Planning Policy 55 - Remediation of Land (SEPP55) be followed in order to assess the suitability of the land and any remediation required in relation to the proposed use.	This is supported as an appropriate condition of consent.
89	7. The applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination [note that this would render the applicant the 'person responsible' for the contamination under section 6(2) of the Contaminated Land Management Act 1997].	This is supported as an appropriate condition of consent.
90	8. The EPA is to be re-notified under section 60 of the Contaminated Land Management Act 1997 for any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination (www.epa.nsw.gov.au/resources/clm/150164-report-land-contamination-guidelines.pdf)	This is supported as an appropriate condition of consent.
91	9. The EPA recommends the use of "certified consultants". Please note that the EPA's Contaminated Land Consultant Certification Policy, Version 2, November 2017, (http://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/clm/18520-contaminatedland-consultant-certification-policy.pdf?la=en) supports the development and implementation of nationally consistent certification schemes in Australia, and encourages the use of certified consultants by the community and industry. Note that the EPA requires all reports submitted to the EPA to comply with the requirements of the Contaminated Land Management Act 1997 to be prepared, or reviewed and approved, by a certified consultant.	This is supported as an appropriate condition of consent.
92	Waste, Water, Air Quality The consent conditions should ensure that the development complies with standard requirements regarding waste management, water management (preventing run-off and subsequent pollution of waters) and appropriate site management to minimise air quality impacts, particularly dust.	Noted.
93	Noise The EPA notes that the acoustic assessment has not addressed the specific characteristics of how noise from the Cricket NSW Centre of Excellence could impact neighbouring residents. For example, the noise from striking a ball which will have repeated intermittent impulsive characteristics and may occur up to 10pm.	The Acoustic Report has been updated to include operational noise measurements of the specific impulsive noises that would be generated at the NSW Cricket Centre (see Attachment M). This includes repeated intermittent impulsive noise from a cricket bat striking a ball approximately every 15 seconds during practice sessions, as well as players shouting and cheering.
94	The EPA recommends that a noise management plan is developed and submitted as part of the proponent's response to submissions.	Refer to section 8.0 'Noise Management Plan' of the updated Plan of Management, which is included at Attachment J .
NSW Office of Environment and Heritage		
95	Aboriginal Cultural Heritage If the Department determines to grant approval, Environment Energy and Science Group (EES) recommends that any conditions recommended by the Aboriginal Cultural Heritage Assessment prepared by Eco Logical dated 6 November 2019 be included as conditions of consent.	Noted.
96	Biodiversity EES has reviewed the Biodiversity Development Assessment Report (BDAR) and does not consider it	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment F and the updated Biodiversity

Number	Submission	Response
	<p>to be adequate, for the following reasons:</p> <ul style="list-style-type: none"> There was no consideration of <i>Wilsonia backhousei</i> in the list of targeted species, despite many recent records <500m away. Section 2.1 states that BioNet was consulted, but the absence of this species suggests this search was not conducted. 	Development Assessment Report (BDAR) at Attachment K .
97	<ul style="list-style-type: none"> Table 12 states that there will not be any breeding habitat on site for the Large Bent-wing Bats (LBWB) because there are no caves. However, LBWB also use stormwater tunnels, buildings and other man-made structures as breeding habitat. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment F and the updated Biodiversity Development Assessment Report (BDAR) at Attachment K .
98	<ul style="list-style-type: none"> Surveys for Green and Golden Bell Frog (GGBF): while it is acknowledged that GGBF have been presumed to be present on the Development Site (Development Site comprises both the construction footprint and the operational footprint of the project), a greater survey effort may have provided more specific information on how the species uses the site. <ul style="list-style-type: none"> For example, while the survey effort met the minimum requirements set out in the Working Draft for Surveying Threatened Frog Species (DEC 2004), a greater survey effort (e.g. four nights, such that the Commonwealth guidelines for surveying threatened frogs could be met) would have provided more certainty about whether GGBFs were in the Development Site. A focus on the eastern side of the Development Site would also have provided more certainty about whether GGBFs were present in the Development Site. This is because GGBFs are known to inhabit the wetland along the eastern side of the Subject Property (the subject property comprises a single allotment of land that is bounded by the Parramatta River to the north, Silverwater Correctional Complex to the east, a busway and industrial lands to the south and Silverwater Road to the west) and could easily move into the Development Site from the wetland as they use the terrestrial corridor running north-south from the wetland along the eastern side of the Subject Property (and east to Blaxland Riverside Park). 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment F and the updated Biodiversity Development Assessment Report (BDAR) at Attachment K .
99	<ul style="list-style-type: none"> The extent of the species polygon for GGBF is not considered adequate as it does not include other areas on site that GGBF would use, such as areas of exotic grass areas in between treed areas. 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment F and the updated Biodiversity Development Assessment Report (BDAR) at Attachment K .
100	<ul style="list-style-type: none"> Buffers for GGBF: the BDAR includes a 100m buffer around the wetlands in the north east of the Subject Property as the area of GGBF habitat impacted and part of the species polygon that offsets would be calculated against. However, EES considers a greater buffer should have been applied, to be in accordance with the Commonwealth Significant impact guidelines, which state that removal of terrestrial habitat within 200m would be considered a significant impact, and that 	Refer to the response to these matters included in Cumberland Ecology's response table included at Attachment F and the updated Biodiversity Development Assessment Report (BDAR) at Attachment K .

Number	Submission	Response
	terrestrial corridors then require a 100m buffer. As such, a 300m buffer should be applied, but only to the wetland located along the eastern side of the Subject Property, as it is recognised that the other wetlands are too saline. This will impact the offset requirement.	
101	Please note that EES supports the avoidance of existing planted trees along the eastern boundary, which protects GGBF foraging habitat and retention of habitat connectivity to the north east (into Blaxland Riverside Park).	Noted.
102	EES have reviewed the relevant Flood Impact Assessment Report by Cox Architecture dated 31 October 2019 and advise that there are no flood risk management issues outstanding. All flood risk management issues including adequate consideration of Climate Change have been appropriately taken into account.	Noted.
103	Flooding EES have reviewed the relevant Flood Impact Assessment Report by Cox Architecture dated 31 October 2019 and advise that there are no flood risk management issues outstanding. All flood risk management issues including adequate consideration of Climate Change have been appropriately taken into account.	Noted.
Transport for NSW		
104	Active Transport Considerations <u>Comment</u> Current NSW policies reinforce the importance of walking and cycling to increase access to local centres and integrating transport with land use as part of the whole customer journey. As the Sydney Olympic Park (SOP), is adjacent to the Cricket NSW Centre of Excellence, the principle in the SOP Master Plan (3.7.4), of providing an enhanced bicycle network, including new routes; improved connections to existing routes; and better end of trip facilities for cyclists, including commuter bicycle parking should be adopted. <u>Recommendation</u> It is requested that the applicant be conditioned to provide bicycle parking and end of trip facilities for staff and visitors in line with those outlined in the Cycling Aspects to Austroads Guidelines Appendix I including: <ul style="list-style-type: none"> Locate bicycle facilities in secure, convenient, accessible areas close to the main entries incorporating adequate lighting and passive surveillance and in accordance with Austroads guidelines. 	This is supported as an appropriate condition of consent.
105	Travel Plan <u>Comment</u> The recommendations below are provided to encourage the use of sustainable transport to the site and discourage the use of single vehicle trips to the site, in order to manage demand on the transport network more effectively.	This is supported as an appropriate condition of consent.

Number	Submission	Response
	<p><u>Recommendation</u></p> <p>Prior to the issue of the first Occupation Certificate, the applicant shall prepare a Travel Plan in consultation with TfNSW for the proposed development which must be approved by TfNSW. The Travel Plan should:</p> <ul style="list-style-type: none"> • Support staff and visitors to prioritise access the site by public and active transport and minimise the proportion of single-occupant car journeys to the site; • Include a Travel Access Guide – The Travel Access Guide needs to specify matters including, but not limited to, the following: <ul style="list-style-type: none"> ○ Suitable nearby drop-off/pick-up locations; ○ Identify areas where drop-off/pick-up is prohibited and instruct staff and visitors to avoid use of these areas; ○ Suitable nearby Taxi Zones; ○ Public Transport options in the vicinity of the site; ○ Pedestrian access to the site; ○ Bicycle Parking and cycleway networks to the site; ○ Access to the site for vehicles including parking arrangements; and ○ Servicing and loading arrangements. • Establish mode share targets for staff and visitors for occupation and outline robust actions to achieve these targets; • Appoint a Travel Plan Coordinator to oversee the implementation of the Travel Plan; • Nominate the party/parties responsible for implementing the actions in the Travel Plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets; and • Include an annual monitoring, reporting and review process, supported by a Travel Survey to determine if mode share targets and other actions of the Travel Plan are being achieved. <p>The applicant shall submit a copy of the final Travel Plan including Travel Access Guide to the Coordinator General, Transport Coordination within TfNSW for endorsement; and provide the builder's direct contact number to small businesses adjoining or impacted by the construction work.</p>	
106	<p>SIDRA Modelling</p> <p><u>Comments</u></p> <p><u>Intersection layout and geometry</u></p> <ul style="list-style-type: none"> ○ The intersection layout in all models was reasonably coded. However, the grade and lane width in lane geometry data should be updated to reflect existing conditions. 	Refer to the response by Traffix at Attachment G .

Number	Submission	Response
	<p><u>Pedestrians</u></p> <ul style="list-style-type: none"> ○ Default pedestrian demands (50peds) were used for all movements and scenarios for all peak periods which may not be sufficient for development scenarios as high pedestrian activity may be expected during the event scenario. <p><u>Volume</u></p> <ul style="list-style-type: none"> ○ The report presented three separate time periods for intersection performance analysis, being the AM, PM and weekend. However, for the Saturday period, it is not clear which period hour has been selected as the survey hour was between 11am to 11pm. ○ It is recommended that the peak hour traffic volume table or alternative graph produced so the peak hour traffic could be clearly identified. <p><u>Vehicle Movement Data</u></p> <ul style="list-style-type: none"> ○ Approach and Exit Cruise speed needs to be reviewed in all models to reflect existing conditions. For example, Silverwater road speed limit is 70km/h but 60km/h has been used as the exit cruise speed. <p><u>Signal Phasing and Timing</u></p> <ul style="list-style-type: none"> ○ Regarding SCATS (TCS3399), maximum cycle time in AM, PM and weekend peaks are set at 130seconds. However, it was set at 150seconds (AM and PM) and 140seconds (Sat). The models should reflect existing SCATS timing. Late starts of turning movements associated with filter right turn should be applied. Including late starts more accurately models the amount of green time available for traffic which impacts on the calculation of queue lengths. It is recommended that this is reviewed, and late starts captured in the models where appropriate. ○ Cycle time and late start timing should be reviewed, they may have accumulated effect in results and affect the decision for future intersection upgrade if any. <ul style="list-style-type: none"> • Holker Street and Silverwater Road intersection is a major intersection to and from Newington area which should be considered to be included into this study and analysed as a network model in order to analyse the impact of development traffic to the road corridor. <p>It is requested the applicant make the above SIDRA modelling changes and provide the electronic files to TfNSW for review and comment. TfNSW would be happy to meet with the applicant to discuss the requested modelling changes.</p>	

Organisation Submissions

Number	Stance	Mentions	Issue/Topic	Response
107	Objects	1	<p>Lack of consultation with Newington community.</p> <ul style="list-style-type: none"> The Gunners nor the community impacted by the change have been properly consulted, thereby not satisfying the SEARs for consultation to occur with 'existing users of Wilson Park'. Consultation between the Gunners and SOPA referred to in the SSDA: <ul style="list-style-type: none"> occurred prior to the issuing of the SEARs; and was restricted to the availability of alternative playing fields in the event that the club would not be granted access to Wilson Park after the 2019 season. Cricket NSW did not contact the Gunners to inform it about the requirements of the SEARs or to discuss the content of the proposed application before its lodgement. Gunners and Newington residents did not receive a flyer for the community drop in session held on Saturday 28 September 2019. The Social Impact Assessment (SIA) does not discuss the impact on any other users of the facility, failing to acknowledge: <ul style="list-style-type: none"> Wilson Park was home to the Sydney Psychos Dog Club until mid-2019 when they were forced to relocate due to the proposed development. Wilson Park has been used by a Korean football team on Sundays. To the best of Gunners' knowledge, the field is still used every Sunday morning by some of this group (even during off season). It is understood that they have fielded teams in the Churches' league in the past, using Wilson Park as their home ground. 	<p>The proposed cricket centre development underwent a comprehensive consultation process. This process involved collaboration between SOPA, Council and Cricket NSW to find a new home ground to accommodate the Gunners for the near and longer term future.</p> <p>Consultation was undertaken with the agencies listed in the SEARs, all of which are responded to in Section 4.2 of the Consultation Outcomes Report accompanying the SSDA at Appendix HH.</p> <p>Wilson Park is the home ground to the Gunners, used for training and match day operations. As the landowners and primary government authorities over the land use, the Sydney Olympic Park Authority (SOPA) and City of Parramatta led consultation with the football club to come to an agreement that will accommodate their future needs and operations. The timing of this agreement which slightly preceded the issuing of SEARs is irrelevant and does not negate it.</p> <p>The agreement sees Parramatta City FC sharing Eric Primrose Reserve with the Gunners for the 2020 winter season. Council are investigating the redevelopment of Newington Reserve, which will in turn become the new home ground of the Gunners from the commencement of the 2021 season onwards. SOPA and the City of Parramatta Council will continue to work collaboratively with the Gunners for the ensuing two years to ensure that the Gunners are adequately accommodated. This will include finding alternative venues in the case that Eric Primrose Reserve faces operation overflows. Notably, the Gunners were the only formal sporting team based at Wilson Park</p> <p>The consultation process undertaken for this application initiated with a letterbox drop conducted on Tuesday 17 September to provide local stakeholders with information about the proposed development. The letterbox drop was targeted to residents on the northern side of the Parramatta River, given that these are the nearest residents to the development. The remaining developments in the immediate vicinity of the site are of an industrial character and as such are not sensitive to such a development. The letters included invitations to attend a community information session where they would be able to meet the project team and ask questions about the proposed development. Please refer to Appendix O – Newington consultation.</p>

Number	Stance	Mentions	Issue/Topic	Response
108	Objects	1	<p>The SIA submitted does not properly address the impact of the proposal on the existing and future Sydney Olympic Park.</p> <ul style="list-style-type: none"> The SIA does not adequately consider the impacts of the Gunners being relocated to Eric Primrose Reserve, which they will share with Parramatta City FC. This will result in both clubs halving their previous capacity. This is not acknowledged or assessed in the SIA. Newington Reserve will be redeveloped into a single sports field made available to the club. However, this is inadequate. It will not have any capacity for on-site parking, with significant existing overflow parking. These matters are not addressed in the SIA. Does not mention the plans for Wilson Park included within the Community Facilities Study prepared by Elton Consulting for the 2030 SOPA Masterplan. There is a need for benchmarking of sporting fields and recreation space available to the local population. The SOPA Masterplan acknowledges the demand for sporting fields and the need to make a contribution in terms of local sporting fields. The proposal will result in a net loss of two sporting fields. Either the applicant or the Department should undertake this benchmarking exercise within the assessment report, assessing the impact that the loss of these sporting fields will have on the number of playing fields per 4500 people in this catchment. Gunners seek a condition requiring the club be granted access to the community field during the cricket off season (March-September) for training on Wednesday nights for up to 80 children aged 6-10 and access for matches (6-10 y/o) on Saturday mornings. This will enable these children to access a field with less traffic congestion, allowing for safe access to training sessions, compared to the proposed facility at Newington Reserve. Incidentally, consent should be conditional on the installation of adequate lighting to make training permissible after dark during winter. It would be acceptable to include a clause that requires access to the development until SOPA provides additional fields as specified in the SOPA Masterplan. 	<p>The SIA notes that there may be impacts to surrounding residents and members of the public with the loss of open space in the local area. The SIA notes that the Newington Gunners club had already relocated from the site, and whilst there may be impacts to their way of life, these can be lessened with support from the Sydney Olympic Park Authority, working with the City of Parramatta and Cricket NSW to assist with the relocation from the Wilson Park site for the 2020 winter season (p.4).</p> <p>The request for a condition that requires the Gunners be granted access to the community field at nights during the cricket off season is not practicable. The outdoor ovals will not remain open at night, only the indoor facility will remain open during night-time hours. As such, the proposed development does not include outdoor lighting of the ovals and in turn will not be able to be used at night.</p> <p>The SIA makes reference to the importance of delivering ongoing community engagement through the life of the project, taking into consideration Parramatta Council strategic objectives, the Sydney Olympic Park Masterplan and Silverwater Correctional Centre operations.</p> <p>Reference is made to the Sydney Olympic Park Masterplan as the overall precinct is transforming to a broader mix of uses within strategic precincts.</p> <p>Reference is also made to the Parramatta Council Social Infrastructure strategy and the recognition that more clubs and users of open space will have to work together to share resources. This will be a difficult transition period, however long term strategy of redeveloping park sites will see the public space sites be redeveloped in such a way as to enhance the availability of shared uses. i.e. they are redeveloping parklands so that it becomes easier for people to share the public spaces.</p>

Number	Stance	Mentions	Issue/Topic	Response
109	Objects	1	<p>Consistency between Sydney Olympic Park Masterplan and proposed development.</p> <ul style="list-style-type: none"> Raises several issues that need to be addressed in the assessment report, including: <ol style="list-style-type: none"> If the density achieved in the SOPA Masterplan is based on Wilson Park being available to accommodate the needs of the future SOPA Masterplan residents, is SOPA able to change the use of Wilson Park? Is the SOPA Masterplan an approval given by the Department of Planning conditional upon SOPA providing the infrastructure they said they were going to provide in their masterplan supporting documents such as the Community Facilities Study? If another developer was proposing a development as part of a DA or rezoning proposal and they said they would provide certain infrastructure can they just change that infrastructure to another use? Wouldn't they need to amend their DA or rezoning to justify the change in proposed infrastructure provision? How does the Sydney Olympic Park Development process work? Can a SSDA amend the Masterplan without any impact on the Masterplan? Would any change proposed by SOPA, in this case to change the use of Wilson Park, require a review of the Masterplan? If not why not? Does the density of the masterplan decrease because of the decreased infrastructure available due to this SSDA? Would it be premature to approve another use for Wilson Park without amending the SOPA Masterplan? What is the process for amending the Masterplan and does it require public exhibition? 	<p>The proposed development does not seek to change the use of Wilson Park, it will remain a public recreation use, albeit a more focussed recreation use providing a cricket facility.</p> <p>The consistency of the proposed development with the relevant matters of the Sydney Olympic Park Masterplan is assessed in Table 10 of the EIS that accompanied the SSDA.</p>
110	Supports	15	The site is the ideal location to construct the proposed development as it is more accessible, located in the geographic centre of Sydney.	Noted.
111	Supports	1	Cricket NSW will understand their requirements and will satisfy them better than any other organisation or advisor.	Noted.

Number	Stance	Mentions	Issue/Topic	Response
112	Supports	10	The proposal helps meet the demand for access to elite level cricket facilities.	Noted.
113	Supports	19	The facility is important to improve the development of local cricketers.	Noted.
114	Supports	6	The facility will provide a state of the art facility where the cricket community can come together to improve technical skills for players, coaches, and administrators, as well as facilitate collaboration and knowledge sharing between clubs across Sydney and NSW.	Noted.
115	Supports	16	The facility will support the growth of women's cricket.	Noted.
116	Supports	4	The standalone facility will raise the profile of the sport.	Noted.
117	Supports	11	Co-location of the high performance facilities with the facilities available for the broader cricket community will enable junior cricketers to meet, observe and learn from the senior elite players. This will also help in developing junior interest in cricket.	Noted.
118	Supports	6	The development will have a strong community focus (with a multi-lane indoor centre available to school groups, community events, etc.).	Noted.
119	Supports	3	Cricket is a significant driver over summer to encourage students to stay fit and healthy.	Noted.
120	Supports	4	One dedicated training facility for elite cricketers – rather than having to train at various facilities.	Noted.
121	Supports	1	Significance of the site to the indigenous community makes it a great opportunity to increase indigenous participation in cricket.	Noted.
122	Supports	6	The development will help maintain NSW's standing as the leading producer of Australian cricketers	Noted.
123	Supports	5	Sydney Olympic Park is the home of sport in NSW and the facility will add to the extensive range of sporting facilities and events already located within the precinct.	Noted.

Number	Stance	Mentions	Issue/Topic	Response
124	Comments	1	<p>The development may result in security and operational impacts for the Silverwater Correctional Complex, depending on the design, location and height of buildings, boundary treatments and vehicular access.</p> <p>It is noted in the CPTED report (page 12) that new perimeter fencing is proposed along the shared boundary with the Silverwater Correctional Complex. Any future perimeter fencing should comprise materials that prevent visual access into the Correctional Complex and any items/ contraband materials being thrown through to the facility (i.e. cannot be climbed). Any proposed fencing along the boundary adjacent to the Correctional facility needs to be endorsed by Department of Communities and Justice (DCJ) to ensure privacy and security operations are not compromised.</p>	<p>All the perimeter fencing that will be included within the development design will not allow for visual access into the Silverwater Correctional Complex. Further, the materials will prevent climbing.</p>
125	Comments	1	<p>The hours of evening use of outdoor sporting facilities and other noise/light generating activities need to be limited on account of the adjacent prison inmate accommodation.</p> <p>The Event Management Statement contains contradictory statements regarding the proposed hours of operation and lighting. Section 8.4 of the Report (Page 7) states that the hours of operation will be: Monday – Friday – 7:00am – 7:00pm Saturday, Saturday and Public Holidays – Closed The Indoor Cricket Centre will operate from 6:00am - 11:00pm</p> <p>Section 10.0 of the report (p.7) states that: "It is important to note that no sports lighting is proposed for the external cricket nets and ovals". However, section 11.0 (on p.8) indicates that Ovals 1 and 2 will operate up until 10pm daily.</p> <p>There is a note indicating that "no sports lighting is proposed", and it is further noted that the Lighting Strategy submitted with the documentation does not include sports lighting. However, it is unclear how the external ovals will be able to be used until 10pm at night with no sports lighting provided.</p> <p>High levels of illumination from sports lighting is of a major concern, as is noise, for the operations of the Silverwater Correctional Complex. Security lighting and carpark lighting adjacent to the Correctional Complex is also of concern. Noise and light could disturb inmates, particularly in Silverwater Women's which shares a boundary with the cricket site. If inmates can't sleep or have quiet to participate in therapeutic programs etc, this could cause issues with Ombudsman and Custodial Inspectors which will adversely affect the ability to operate the prison. It should be noted that noise and operating hours should also be limited during construction periods.</p>	<p>To clarify the proposed hours of the development, only the indoor cricket centre will operate in the evening. Therefore, there will be no sports lighting provided for the outdoor ovals.</p> <p>Given that the ovals are closed at night, cricketers attending the facility at night will access the site via the main carpark accessible via Clyde Street. As such, there will be no need for carpark lighting at the carpark adjoining the Silverwater Correctional Complex.</p> <p>In relation to the noise generated from construction work, construction will be undertaken at the following standard hours:</p> <ul style="list-style-type: none"> Monday to Friday: 6am - 6pm Saturday: 8am - 5pm; and Sundays and public holidays: No work permitted. <p>These construction hours are not unreasonable and will not bear an impact on the operations of the Silverwater Correctional Complex.</p>

Number	Stance	Mentions	Issue/Topic	Response
126	Comments	1	<p>Vehicular access to the new development should be limited primarily to Silverwater Road/Clyde Street, rather than Newington Road.</p> <p>Whilst it is acknowledged that Newington Road is a public road, at present it maintains low traffic levels. The new cricket facility will result in increased traffic along Newington Road. The recently completed Silverwater Correctional Centre Masterplan has moved the entry point for all prison inmate movements to Newington Road (western side of the Correctional Complex) due to Newington Road having the lowest public vehicle traffic of the perimeter road network (compared to Holker Street and Jamieson Street). Any increase in public traffic along Newington Road could result in conflicts with prison inmate movements and security operations. It is requested that vehicular access along Newington Road be kept to a minimum.</p> <p>Similarly, to prevent conflicts with prison inmate movements and to reduce noise levels adjacent to the Correctional Complex, all construction vehicle access during the construction of the new development should be limited to Silverwater Road/Clyde Street.</p>	<p>Vehicular access will be primarily limited to Silverwater Road which is the main access point.</p> <p>For construction, all truck and construction vehicles will be limited to the western carpark. These vehicles will enter the carpark via Silverwater Road/Clyde Street. Employee parking will be located at the eastern carpark which is accessible via Newington Road. This carpark only accommodates 40 vehicles and therefore will not cause a major disruption to the traffic level at Newington Road.</p>
127	Comments	1	<p>Recording and televising of cricket matches may result in security impacts for the Silverwater Correctional Complex. In particular, no drones are permitted in this area (in accordance with the Civil Aviation Safety Authority's requirements under the Civil Aviation Act and Regulations).</p> <p>This may have an impact on the use of the proposed cricket facilities if media/communication events are to be held and/or matches recorded or televised. This is a matter that needs to be considered as this is a much needed security measure for the Correctional Complex and cannot be changed.</p>	<p>If drones are required for the recording of any cricket matches at the site, it will be made sure that the drones do not enter into any area that will cause security impacts for the Silverwater Correctional Complex. Given that the main oval is located further away from the Silverwater Correctional Complex, this can be achieved.</p>
128	Supports	1	<p>The facility will also assist in running courses for coaches as well as umpire courses.</p>	<p>Noted.</p>

Public Submissions

Number	Stance	Mentions	Issue/Topic	Response
129	Comments	1	Would like the Community Facilities Strategy for Master Plan 2030 (2018 Review) to be provided for viewing.	The Community Facilities Strategy can be made available for viewing by SOPA.
130	Comments	1	Please advise whether any residents or former users of Wilson Park were formally advised of the notification of the application.	The Gunners were advised of the notification of the application.
131	Comments	1	Please advise what the notification process was for this application.	This submission is posed to the Department of Planning, Industry and Environment. It is noted that the Department will need to respond to this item.
132	Objects	11	Lack of consultation with Newington community.	Refer to the response at item 107 above.
133	Objects	1	There has been no suitable alternative venue proposed for the teams that use the grounds.	<p>SOPA and the City of Parramatta Council worked with the relevant organisations, including the primary existing users of Wilson Park, the Gunners, to produce long-term solutions to accommodate them for future seasons.</p> <p>An agreement was made to relocate the Gunners to Eric Primrose Reserve for the 2020 winter season, which will be shared with Parramatta City FC. SOPA and Council will continue to collaborate with the Gunners for the next two years to ensure that the Gunners are adequately accommodated, including finding new parks in the area should their operations overspill at Eric Primrose Reserve.</p> <p>Additionally, Council are investigating the redevelopment of Newington Reserve to provide a football field to serve the Gunners. This is expected to be completed in time for the 2021 winter season. As such, suitable alternative venues have been proposed for the Gunners.</p>
134	Objects	1	A cricket centre for elite players is of no value to the local community.	The cricket centre serves the needs of all local cricketers, irrespective of their skill level. It will comprise indoor training facilities catering for elite cricketers. However, it will also consist of numerous cricket nets and a community oval, all for use by the general community.
135	Objects	1	This represents another decision for Western Sydney without community consultation or benefit for the community.	Community consultation has been undertaken for this project and is detailed at item 107 and the Consultation Outcomes Report that accompanied the SSDA at Appendix HH.

Number	Stance	Mentions	Issue/Topic	Response
136	Objects	11	<p>The Social Impact Assessment (SIA) submitted does not properly address the impact of the proposal on the existing and future Sydney Olympic Park.</p> <p>Request that the Gunners be given access to train on one weeknight and play some games on Saturday mornings at the new facility once it is built during the cricket off season.</p>	Refer to the response at item 108 above.
137	Objects	11	<p>Consistency between Sydney Olympic Park Masterplan and proposed development.</p> <p>Request that SOPA be required to deliver the new sporting fields they said would be delivered when their Masterplan was approved to allow all the new tall buildings to be built in Sydney Olympic Park.</p>	Refer to the response at item 109 above.
138	Objects	1	Concern about the loss of Wilson Park resulting in less community recreation space.	Wilson Park will still be available for community use as a cricket training and playing facility. Notwithstanding, there are numerous other recreation spaces in the vicinity of the site that remain throughout the Sydney Olympic Parklands that can be utilised for varying recreational purposes.
139	Supports	1	Well overdue project that will see the continued growth and development of cricket in NSW.	Noted.
140	Supports	1	To have all administration and training facilities in the one location is highly beneficial and will enable both city and country cricket administrators, coaches and players to meet and share ideas.	Noted.
141	Supports	1	The site is a more central location, allowing for greater accessibility for all people within Greater Sydney.	Noted.
142	Supports	1	Colocation of high performance facilities with the other facilities contained in the master plan will unify Cricket NSW at one place and provide a higher prospect of learning and development across all groups.	Noted.