



NSW Cricket Centre

APPENDIX D_LANDSCAPING REPORT

Revision: B

22 January 2020

1.0 Introduction

This report supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Public Spaces, pursuant to Part 4.7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). This SSDA seeks consent for the design, construction and operation of the New South Wales Cricket Centre (NSWCC) at Wilson Park, within Sydney Olympic Park.

The NSWCC will comprise a state-of-the-art, dedicated, year-round cricket, training and administration facility that services both regional and metropolitan cricketers, as well as providing facilities for aspiring junior cricketers to support sport, social, health and educational programs.

2.0 Background

Given the redevelopment and closure of Sydney Football Stadium and its associated cricket training facilities, Cricket NSW decided to relocate its facilities to Sydney Olympic Park. The Wilson Park site has therefore been selected as the appropriate location for the development.

Wilson Park is a former gasworks site, today being used predominantly as playing fields with mature trees generally located around the peripheries. The site has a landfill leachate treatment plant located to its north-east, sharing the same boundary with the site.

3.0 Site Description

The site is located at Wilson Park, in the suburb of Sydney Olympic Park, within the Cumberland Local Government Area (LGA) and is situated at the north western corner of the Sydney Olympic Park (SOP) precinct.

The site is located in proximity to a number of regionally significant facilities and amenities including the Olympic Park Railway Station, ANZ Stadium, Qudos Bank Arena and Sydney Showground, which are all approximately 2.5km south east of the site. Further to this, the site is located approximately 2km west of Wentworth Point.

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

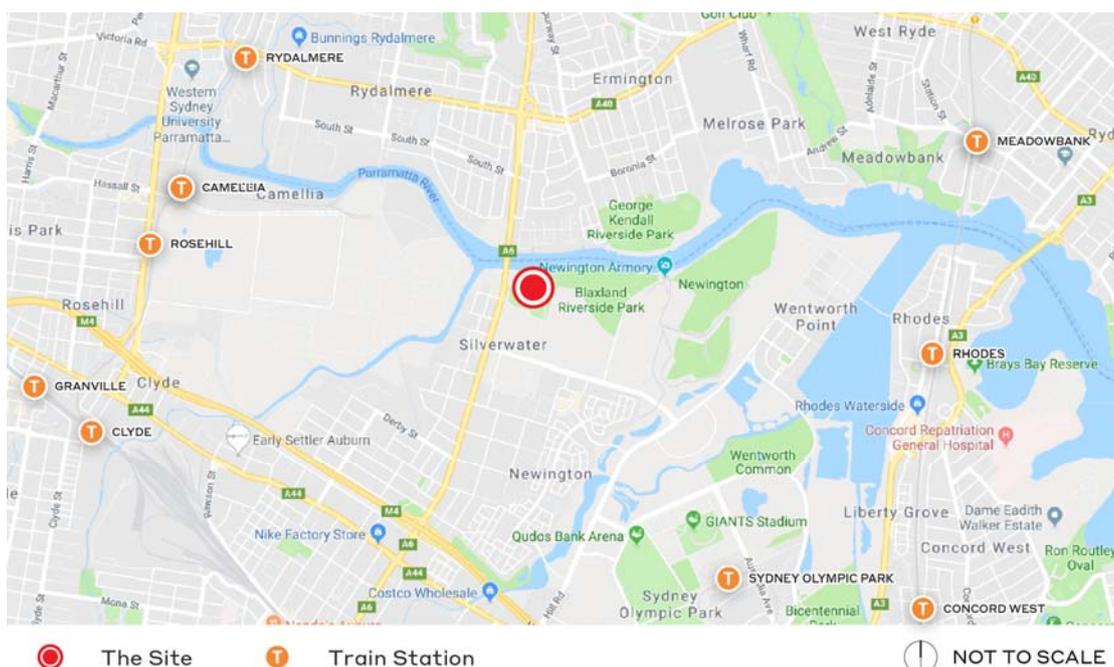


Figure 1 Locational context

The site is irregular in shape and comprises a single allotment of land with an area of 1211,082m² and a leased area where development will occur with a site area of 65,767m². The leased area excludes the portion of the Wilson Park site that is used for remediation purposes, as shown in the aerial image of the site provided at **Figure 2**. The site is currently owned by the Sydney Olympic Park Authority (SOPA) and it is legally described as Lot C in DP 421320. The site 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.



Figure 2 Site aerial

4.0 Overview of Proposed Development

The proposal relates to a State Significant Development Application (SSDA) to facilitate the development of a Cricket Centre for Cricket NSW at the Wilson Park site. Specifically, the works that are proposed for the SSDA include:

- A two storey cricket centre, including an internal atrium, gymnasium, community facilities, sports science and sports medicine facilities and business offices;
- An International Cricket Council compliant oval 136m long x 144m wide (16,040m²)(Oval 1) and associated seating;
- A second oval (Oval 2) that complies with the Cricket Australia community guidelines for community club cricket (with a minimum diameter of 100m (6365m²);

- Outdoor practice nets, 71 wickets with a minimum of 30m run ups;
- A double height (10.7m) indoor training facility with 15 wickets;
- A single storey shed for machinery and storage;
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

5.0 Planning Approvals Strategy

The site is located within the Sydney Olympic Park precinct, which is identified as a State Significant site in Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011*. As the proposed development has a capital investment value exceeding \$10 million, it is declared to be State Significant Development (SSD) for the purposes of the EP&A Act, with the Minister for Planning and Public Spaces the consent authority for the project.

This SSDA seeks approval for the detailed scope of development described in **Section 4.0** above.

The Department of Planning, Industry and Environment provided the Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development on 23 July 2019. This report has been prepared having regard to the SEARs as relevant.

6.0 Landscape Aspiration | 'Restorative Landscape'

Though the site has been historically denuded of its original vegetation replanting that began in the mid 1980's surrounding the sporting fields has developed into mature woodlands across the site. The landscape proposal seeks to continue revegetation and rejuvenation works repairing and healing the landscape with the aim of restoring some of the original flora and fauna species that once occupied the site during pre-European times.

Enhancement in the sites flora through tree replacement and diverse understorey planting will improve and restore some of the sites ecological values previously lost. Enhanced green links will assist fauna migration, habitat and food forage.

7.0 Public Domain & Landscape Masterplan

The landscape Master Plan has developed in collaboration with the project architect, engineers and specialised consultants. The landscape concept will promote the restorative landscape aspiration whilst providing high quality public amenities for visitors and local communities.

Refer to the Public Domain & Landscape Master Plan and the following clarifications to landscape related SEAR issues within SSD10354.

7.1 Integration with Architecture

The landscape design has been coordinated with Architectural elements and aspirations. Turf Design Studio have promoted modifications to the Architectural arrangements to maximise retention of high value trees and opportunity for more generous pedestrian links through the site. The landscape design has also responded to the logistics and function of the site regarding particular vehicle and pedestrian uses.

7.2 External Amenity and Equity

The development will provide a range external amenities for visitors and local communities. These amenities will be fully managed and maintained regularly to ensure optimum usability and safety. Beyond the cricket orientated amenities noted in Section 4.0.Overview of Proposed Development, the landscape design will also include:

- Circulation spaces between buildings,
- Spectator hill,
- Site through links and pedestrian pathways,
- Circuit path surrounding the compliant cricket ground
- Strategic tree planting for outdoor spectator shade,
- Pedestrian prioritised driveway with parking.

Pathways and pavements around the site will be designed to ensure equal access for all users and various forms of mobility. Paths are to be rationally laid out into a clear and identifiable network assisting orientation for visitors, and access to and from building entries and service areas. All ground surfaces and stairways have been designed in accordance with AS1428.

7.3 Linkages with surrounding public space networks

The Master Plan proposes pedestrian connections linking the site to the existing Parramatta River riverfront path, adjacent bus stop and surrounding roadway verge footpaths. The new pedestrian links will allow day visitors to connect into the riverfront path network which links Silverwater Park through to Sydney Olympic Park ferry wharf via Blaxland Riverside Park and Newington Nature Reserve.

External to the project scope a foreshore fitness park is suggested to replace the existing low quality toilet block and hard stand area. The fitness park will provide an additional 'moment' along the foreshore for supporting the many walkers, joggers, runners and bike riders observed utilising the path. Additional to fitness elements, two improved picnic lawn spaces are recommended beneath the shade of proposed fig trees to relax by the riverside. Opportunity is also provide via sandstone bleacher seating, replacing the river revetment wall, to sit at the waters edge and enjoy expansive river views. The river front space also incorporates a lawn viewing terrace enabling the public to enjoy the spectacle of their cricket heroes mastering their craft within the practice nets.

7.4 Topography & Drainage

The existing site is generally 'flat' and falls northward toward Parramatta River. Drainage culverts, draining stormwater from the Silverwater industrial zone run beneath the site. However, one culvert delivers surface water at the dedicated bus lane across the site via a grassed overland swale. This swale passes between the two existing public soccer fields. This swale will be retained and Turf Design are continuing to work with the project civil engineers to ensure access and safety across the swale. Turf Design also see opportunity to vegetate the swale improving the sites biodiversity.

The new cricket ovals will be raised approximately 700mm above existing fields ensuring flood free function.

West of site is Silverwater Road and elevated approximately 6m above ground. A vegetated embankment mediates the difference between the road and the parking bay levels. The existing spoon drain will be retained and the new parking upgrade works (east of the existing bollards) will inherit existing levels maintaining current drainage flow.

7.5 Security & Fencing

Perimeter security fencing will be carefully considered and designed to seamlessly recede into the landscape. Gate access will be managed by grounds management during the day and events and functions at night. Public night access to the Foreshore Park is expected to remain via the north western car park. The ground's parking is expected to be available for day time visitors and secured for night use.

Practice facilities will have compliance protective netting surround. Landscape zones will be included between pedestrian amenities to minimise collisional hazard. High cricket ball stop-net shall be integrated into the landscape where appropriate to minimise disturbance to existing vegetation.

Crime Prevention Through Environmental Design (CPTED) principals will be carefully considered to inform the landscape design. Placement of structures, services and vegetation shall adhere to the following key principles:

- Surveillance
- Access control
- Territorial reinforcement
- Space management

7.6 Lighting

Generally, lighting is intended to assist with night time wayfinding and to better realise CPTED principles. Appropriate lighting shall be provided to the main accessible areas such as the Lobby and circulation space south of main building, pedestrian pathways practice nets and car parks. Light pollution will be minimised where possible to avoid disturbing local fauna habitats and residential of close proximity. Sport event lighting is subject to further discussion.

8.0 Ecological Response

8.1 Fauna

Generally, the perimeter forest zone has been observed to provide habitat and forage for garden skink, Crested Pigeons, Magpies, Ravens, Ibis, Rainbow Lorikeet, Common Miner, Noising Miner, Moorhens, Galah, Fantails, Wagtails, Lapwing, and Various common Frog species. These forests remain largely intact and will be protected from construction impact ensuring existing faunal inhabitants have opportunity to remain on site.

The ecological report nominates the Swift Parrot, Grey Headed Flying fox, and four species of micro-bat, as being recorded within the site. These species are arboreal with the ability to move between forest trees above ground. Opportunity for these connections will be retained through tree replenishment across the site. Additional habitat opportunities such as nest boxes, if recommended by the ecologist will be incorporated across the site to offset any potential loss in trees bearing hollows.

Six habitat trees containing hollows have been identified across the site. Three of these will be impacted by the Master Plan proposal. One sits within the junior oval, another sits within the compliant oval perimeter footpath, and the other is located along the fence line of the northern practice wickets. Turf Design will work with the project Arborist and Ecologist to provide an offset strategy to replace habitat opportunities across the site.

8.2 Flora

Any proposed planting within the site will conform to the vegetation communities recommended by the ecologist to be found on site, in particular, Swamp Oak Floodplain Forest (SOFF). Mangroves, identified as a high constraint, will not be impacted by the landscape proposal. Based on the ecologists report vegetated areas of 'Medium constraint' will be impacted by the Master Plan, additional to Arborist advice of tree removal due to proximity of new works and poor health, we will require removal of 304 trees. The landscape plan will provide immediate offset for this removal through tree for tree replacement. Refer to Appendix C Tree Plan.

Riparian corridor setbacks (20-Inner, 40m outer) are identified as both a high and medium constraint within the ecological report. The inner 20m zone being a high constraint. The landscape design observes these constraints and nominates upgrades consistent with the ecological reports which states "non-riparian works may include APZ's, recreational areas, roads and infrastructure" (report item 4.2.3). Tree removal is not recommended within the riparian corridor. The riparian corridor vegetation, though out of the project scope, is suggested to be enhanced

through removal of exotic lawn grass and planting of indigenous riparian species in between the footpath and revetment wall. Regeneration of saltmarsh species has been observed along the foreshore. Incorporating additional saltmarsh may also be viable along the river edge in more locations to increase biodiversity along the rivers edge.

A number of priority weed species have been identified as occurring on site. These weeds will be nominated for targeted removal.

8.3 Planting palette

Proposed plant species will be indigenous to the local area, in particular Swamp Oak Floodplain Forest. Species selection from this vegetation community will need to consider appropriateness to the sites modified landscape and soil types. Refer to appendix B proposed planting palette.

9.0 Landscaping Report Appendices

9.1 Appendix A – Public Domain & Landscape Master Plan

9.2 Appendix B – Proposed Planting Palette

9.3 Appendix C – Tree Plan

APPENDIX A | PUBLIC DOMAIN & LANDSCAPE



KEY

1. Existing car parking proposed to modified. Propose intermitted planted blisters to soften hard paving mass. New tree planting to provide shade and amenities. Existing trailer parking bays, bollards and spoon drain to be retained.
2. New public access path to rear of parking bays connecting from the new entry lobby to the Foreshore shared path. Proposed planting buffer to new building.
3. Opportunity for vertical greening at interface with new building.
4. Main entry Lobby. Special paving with sweeping bands. Controlled gated access from western car park.
5. Perimeter pathway around oval for general circulation
6. Propose filled lawn mound for spectator overview
7. Existing overland flow path to be redefined and vegetated
8. Main entry for ground users. Utilise and upgrade existing driveway with new parking bays for communal use.
9. Pedestrian southern connection
10. Pedestrian connection around community/junior oval
11. Maintenance parking bays / visitors parking
12. Proposed pedestrian path connecting to Foreshore shared path, meandering through existing and proposed trees.
13. Pedestrian priority path connecting to main event lobby. Maintenance and authorised access.
14. Informal parking bays for authorised vehicles.
15. Existing treatment ponds retained

Opportunities to connect with adjacent networks

A. proposed upgrade to existing Forepark Park. Opportunity for fitness stations contained within pads of special softfall material. Special paving type/finish to punctuate a 'moment' to the riverside shared path. Large trees to bookend the space and provide summer shade. New lawn adjacent to practice wickets. New paving will tie marry into existing shared path. Bleacher seating setback from tidal zone to provide water view.

B. opportunity for future connection in adjacent site linking public footpath on Newington Rd to the new ground.

C. opportunity to extend existing pedestrian path from Silverwater Rd linking to Clyde St bus stop and Wilson Park car park beneath existing tree coverage.

- Site Boundary
- - - Lease Boundary
- Cricket Nets
- - - Combination Security / Cricket Fencing
- Pedestrian Path / Public access, varying surface finishes.
- ⊗ Gate access
- B Bus Stop

APPENDIX B | PROPOSED PLANTING

CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	MATURE SPREAD
TREES				
ASU	<i>Angophora subvelutina</i>	Broad-leaved Apple	20m	10m
ASM	<i>Acmena smithii</i>	Lily Pilly	12m	6m
AEX	<i>Alphitonia excelsa</i>	Red Ash	10m	5m
CSA	<i>Callistemon salignus</i>	Willow Bottlebrush	8m	3m
CGL	<i>Casuarina glauca</i>	Swamp Oak	20m	12m
ETE	<i>Eucalyptus tereticornis</i>	Forest Red Gum	20m	10m
EAM	<i>Eucalyptus amplifolia</i>	Cabbage Gum	20m	10m
ERO	<i>Eucalyptus robusta</i>	Swamp Mahogany	20m	12m
EBO	<i>Eucalyptus botryoides</i>	Bangalay	20m	12m
CFE	<i>Glochidion ferdinandi</i>	Cheese Tree	12m	6m
MST	<i>Melaleuca styphelioides</i>	Prickly-leaved Tea Tree	12m	3m
MAC	<i>Myoporum acuminatum</i>	Boobialla	4m	3m
UNDERSTOREY				
Alo	<i>Acacia longifolia</i>	Sydney Golden Wattle	2.5m	2m
Cap	<i>Carex appressa</i>	Tall Sedge	1m	0.5m
Cpe	<i>Crinum pedunculatum</i>	Swamp Lily	1.5m	2m
Icy	<i>Imperata cylindrica var.major</i>	Blady Grass	1m	1m
Iin	<i>Isolepis inundata</i>	Swamp Club-sedge	0.5m	0.6m
Gcl	<i>Gahnia clarkei</i>	Tall Saw-sedge	2m	1.5m
Jus	<i>Juncus usitatus</i>	Common Rush	0.5m	0.5m
Llo	<i>Lomandra longifolia</i>	Ribbon Grass	1m	0.6m
Pun	<i>Pittosporum undulatum</i>	Sweet Pittosporum	5m	2.5m
Sau	<i>Suaeda australis</i>	Native Forb	0.3m	1m
Tte	<i>Tetragonia tetragonioides</i>	New Zealand Spinach	0.3m	0.5m

PLANTING PALETTE - TREES

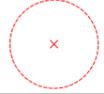


PLANTING PALETTE - UNDERSTOREY



APPENDIX C | TREE PLAN

KEY

PROPOSED TREE		310
EXISTING TREE TO BE REMOVED		304
EXISTING TREE TO BE RETAINED		238

NOTE:

- Refer to Arborist report for more details and trees identification / classification.
- Proposed trees location are indicative only. Detail assessment required during Design Development phase.
- Proposed trees will be installed in a range of sizes for diversity and better growth opportunities.

