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## Plan of Management NSW Cricket Centre

Wilson Park  
Sydney Olympic Park, NSW

October 2019

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## 1.0 Introduction

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

The Cricket NSW Centre 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 community use to support sport, social, health and educational programs.

This Plan of Management outlines the strict regulations associated with the core business of Cricket NSW at Wilson Park, Sydney Olympic Park. The objectives of this report include:

- Identify the existing environment and core business operations at Wilson Park;
- Ensure appropriate access restrictions are identified and communicated to the relevant stakeholders;
- Ensure appropriate controls and procedures are implemented during construction activities to ensure there is no impact on activities at Sydney Olympic Park;
- Identify the proposed scheduled event dates at Wilson Park;
- Identify the key protocols and procedures to protect the core business of Cricket NSW to facilitate appropriate access to the proposed facility;
- Identify Cricket NSW car parking requirements and how this requirement will be facilitated under the proposed new agreement; and
- Define the proposed Cricket NSW Centre Project.

## 2.0 Location

The site is located at Wilson Park, in the suburb of Sydney Olympic Park, within the Parramatta 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.

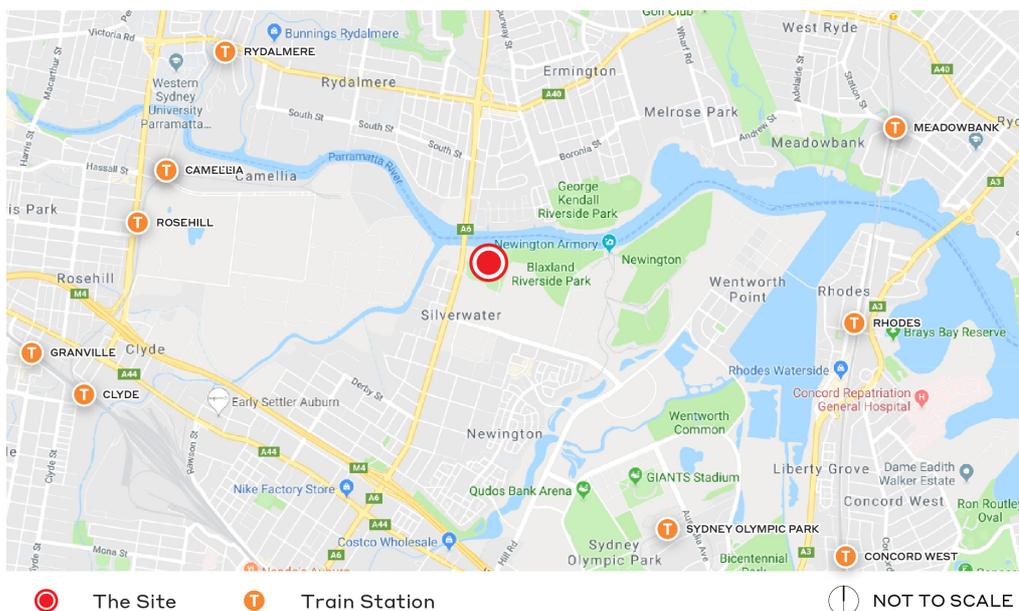


Figure 1 – Locational Context

## 3.0 Existing Environment

Wilson Park is located within Sydney Olympic Park which is surrounded by Parramatta River (North), Silverwater Correctional Facility (East), Newington Road (South) and Silverwater Road (West). The site is irregular in shape and comprises a single allotment of land with an area of 121,082m<sup>2</sup> and a leased area where development will occur with a site area of 65,767m<sup>2</sup>. There is an existing bicycle path along Parramatta River, which connects to the wider Sydney Olympic Park pedestrian network. Wilson Park is owned and managed by Sydney Olympic Park Authority (SOPA). The site includes three separate playing fields and a 450-seat grandstand with associated carpark. Immediately surrounding the site is a range of commercial, industrial and residential uses.

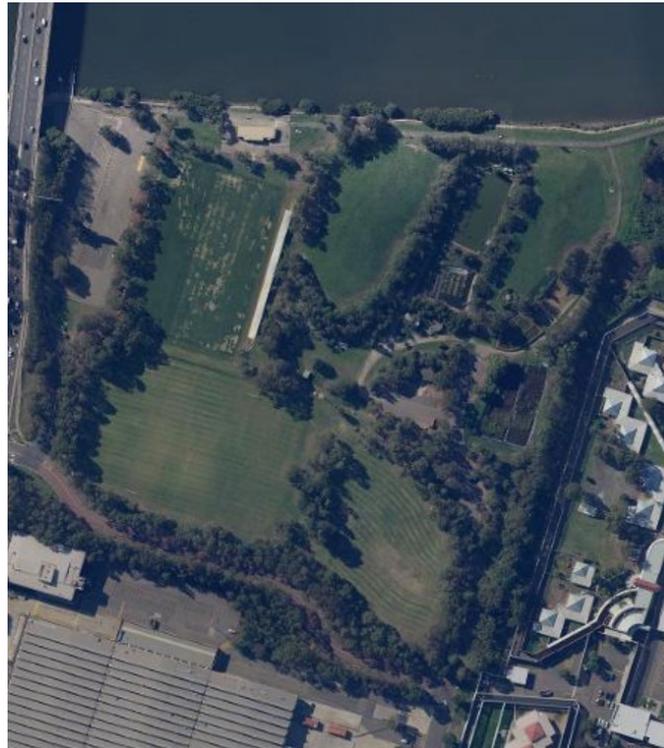


Figure 2 – Existing Site

## 4.0 Proposal

The proposed Cricket NSW Centre will comprise:

- 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 (16,040m<sup>2</sup>)(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 (6365m<sup>2</sup>);
- 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.

The main purpose of the development is to provide a state-of-the-art, dedicated, year-round cricket training and administration facility that services both regional and metropolitan cricketers. It will provide best practice training, coaching and player preparation facilities for all levels of the sport. The Cricket NSW Centre will bring together Cricket NSW's administration, development and training functions.

The centre will also provide facilities for community use to support sport, social, health and education programs.

## 5.0 Access Requirements

There will be one main entry to the Cricket NSW Centre which will be from a signalled intersection off Silverwater Road which leads to an existing carpark adjacent to the facility entry foyer. The entry foyer to welcome guests to the facility including players, officials and public to the centre. The foyer will provide access to the reception, café, indoor nets, community meeting spaces, amenities, Oval one and Oval two, change facilities as well as staff and player restricted areas. The access routes are shown in *Figure 3*.

A secondary entrance will be provided from the Eastern car park via a gate and ramp adjacent to the grounds keeping and storage area.



Figure 3 - Existing Roads and Car Parks



Figure 4 - Master Plan Features

1. Indoor Training Facility
2. Community Facility
3. High Performance and Administration over.
4. Grounds Maintenance and Storage
5. External Practice Wickets
6. ICC Compliant Oval
7. Community Ground
8. Scoreboard
9. Car parking



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## 6.0 Cricket NSW Proposed Usage:

The Cricket NSW Centre will facilitate approx. 170 staff and 80 contracted athletes.

At peak times, up to 120 athletes and public will arrive and leave the facility simultaneously.

The hours of operation of the facility are as follows:

Outdoor Facilities:

- Monday – Friday – 8:00am – 10:00pm
- Saturday, Sunday and Public Holidays – 8.00am – 10.00pm

The Indoor Cricket Centre will operate from 6:00am – 10:00pm daily

Occasional activities may be carried out outside of the above nominated hours of operation for special match day events.

This section will analyse the use of the facility from the perspective of five main uses:

1. High Performance
2. Community
3. Administration
4. Match Days
5. Event Days

## 6.1 High Performance

The Cricket NSW Centre will be the primary training venue for the CNSW High Performance programs.

Wilson Park high-performance training facilities include:

- Indoor training facilities,
- Gym,
- Rehabilitation and medical areas,
- Aquatic recovery areas,
- Player social and rest areas,
- Player meeting & briefing areas,
- Outdoor Training nets; and
- Outdoor center wicket training areas.

Cricket NSW employs 47 contracted athletes. These athletes are supported by a team of people including coaches, medical staff, umpires, nutritionists etc.

A typical day for an athlete is outlined below:

### Phase 1: Arrival

- Arrive approximately 8:00am,
- Breakfast, and
- Personal time.

### Phase 2: Pre-Training Preparation

- Medical check-ups and treatment;
- Individual prehab;
- One-on-one conversations with coaches; and
- Team meeting to go through training structure and purpose.

### Phase 3: Training

- Warmup (indoor or outdoor)
- Team skills – this will include access to the outdoor wickets, gymnasium and main oval, as well as medical facilities as needed.

### Phase 4: Post-Training

- Debrief provided by the Coach;
- Potential media interviews;
- Check in with medical staff as required; and
- Recovery (i.e. stretching, aquatic recovery).

### Phase 5: Post-Training & Departure

- Physiotherapy as required;
- Main meal (lunch or dinner);
- Video analysis review of their session, or an upcoming opponent;
- Coaching;
- Potential Player Appearance;
- PDM 1-on-1 Meeting Opportunity;
- Personal Time; and
- Departure.



## 6.2 Community

Wilson Park is intended to be the main community cricket destination for Cricket in NSW. Cricket NSW host a range of programs and training for community cricket payers, volunteers and officials.

The below summarises the range of Community Cricket Programs:

The Community Cricket Programs include over 200 activities and 10,000 participants. These are summarised below:

- Woolworths Cricket Blast School Cups
- Woolworths Cricket Blast Centres
- Woolworths Cricket Blast School Holiday Programs
- SEDA Training Sessions
- NESA Teacher Professional Development Sessions
- Woolworths Cricket Blast Co-Ordinator Training Sessions
- MyCricket Education sessions
- MyCricket Live Scorer Training sessions
- Umpire Education sessions
- Coach Education sessions
- Club Governance and Operations Education sessions
- Child Safety sessions
- Cricket Association AGMs
- Association & Representative Presentation nights
- All abilities carnivals, selection trials and other events
- Representative Cricket Trials

In addition, to the Community Cricket programs, the facility will also host Cricket Performance programs which feature over 3,500 activities and 25,000 participants. These are summarised below:

- NSW Men's State Team Training
- NSW Women's State Team Training
- NSW Under 19, 17, 15 Men's State Team Training
- NSW Under 18, 15 Women's State Team Training
- Men's NSW Premier Cricket
- Women's NSW Premier Cricket
- Sydney Shires
- State Challenges
- Youth Championships
- Country Championships
- Metropolitan Academy
- Country Academy
- Coach Development
- Umpire Development

The Cricket NSW administration building will include flexible meeting spaces capable of accommodating community meeting and classroom spaces both with and without CNSW staff attendance. Due to the volunteer nature of most of the attendees at these meetings, many will take place after hours where access will be required. The placement of meeting and function rooms and provision of video conferencing facilities ensures the capability to service regional areas.



## 6.3 Public Access

The NSW Cricket Centre will be NSW dedicated, state of the art, year-round cricket, training and administration facility that services both regional and metropolitan cricketers, as well as provide facilities for community use to support sport, social, health and education programs.

Oval number 2, whilst primarily used as a training ground for the elite and pathway player, will be used to support the extensive list of school and community cricket programs (as listed above). The extensive use by these community cricket programs will result in, what is anticipated to be, limited capacity for general use by the public. In the event that Oval 2 is not in use, and within the core hours of operation of the NSWCC, the general public will have access to use Oval 2 as green open space. The curation of the field of play, centre wicket block and training wickets is critical to the function of the NSWCC and these expensive assets are to protected from damage and vandalism.

Oval 2 will be reserved as and when required for the use by CNSW to facilitate the men's and women's High-Performance programs, pathway programs, school and community cricket programs. The booking of this space will be managed by internally by CNSW.

The public will be free to access the entire site, including Oval 2 (when not in use) in accordance with the current access hours in place on the Parramatta river foreshore walk immediately to the north of the site (as managed by SOPA – sun-up to sun-down). Refer to the updated Appendix C of the EIS – Architectural and Urban Design Report prepared by Cox Architecture for primary pedestrian access pathways into and through the site.



## 6.4 Administration

The Cricket NSW Centre will consolidate the Cricket NSW organisation and Wilson Park will be the administrative base for CNSW. CNSW is comprised of approximately 170 staff, currently based across NSW.

The CNSW Centre will facilitate all administrative requirements through flexible meeting and workshop spaces, collaborative team spaces and focused workspaces, with a technology overlay to ensure the efficiencies, collaboration and communication across the business.

Parking for staff and visitors has been considered and planned with the main carpark to the North West of the facility being adjacent to the main entry.

## 6.4 Match Day Use

Cricket in NSW is supported by a number of match day venues of various capacities and standards. With this in mind, the facility will operate as an alternative venue for non-fan facing matches with minimal spectator attendance. The table below summarises the types of matches which could be played at the facility:

High Performance	Community Cricket
<u>Men's Program:</u> <ul style="list-style-type: none"> <li>NSW Team</li> <li>BBL Warm Up</li> <li>Sheffield Shield</li> <li>One Day Domestic Cup Games</li> <li>Future League</li> <li>Underage National and State Championships Rounds and/or Finals</li> </ul>	<u>Grade Cricket:</u> <ul style="list-style-type: none"> <li>Grade Grand Final</li> <li>T20 Matches</li> </ul>
	<u>Community Club Cricket</u> <ul style="list-style-type: none"> <li>T20 Community Cup Grand Finals</li> </ul>
	<u>Pathway Programs:</u> <ul style="list-style-type: none"> <li>As required</li> </ul>
<u>Woman's Program</u> <ul style="list-style-type: none"> <li>Australian Team – Tests and ODIs</li> <li>WBBL – Warm up Matches</li> <li>WNCL</li> <li>Underage National and State Championships Rounds and/or Finals</li> </ul>	<u>Seniors Country Cricket:</u> <ul style="list-style-type: none"> <li>Senior Country Week Final</li> <li>Junior Country Week Final</li> <li>Country Team Trial Matches</li> </ul>
	<u>Schools Cricket</u> <ul style="list-style-type: none"> <li>As required</li> </ul>

Attendance at matches will range from 50 patrons for community matches to approximately 1,500 patrons for Sheffield Shield matches.



## 6.5 Major Event Day

Cricket NSW facilitate a number of events throughout the year which are summarized below:

Coaches workshop and courses;

- Umpiring workshops and courses;
- Volunteer workshops and courses;
- Matches as identified in Table 2;
- Community engagement forums;
- School Gala Days (up to 600 children arriving in up to 20 buses);
- School ambassador days;
- T20 Blast centre;
- Social Modified Cricket (lunch time, afternoon, evening);
- Holiday clinics and programs;
- Dinners and events; and
- Sydney Thunder Fan Day (1500 people, arriving by car)

## 7.0 Traffic / Parking Requirements

The development will provide the following formal parking facilities on-site:

- A total of 221 car parking spaces on-site comprising:
  - 111 Parking spaces on the Western side of the site, accessed from Clyde Street; and
  - 110 parking spaces on the eastern side of the site, accessed from Newington Road.
- A 32m shared bus parking and loading zone on the western side of the site, capable of taking two (2) 14.5m coaches
- Nine (9) service parking spaces for maintenance vehicles on the eastern side of the site.
- During extraordinary events, the Smaller Oval will be used to provide for informal parking to provide additional capacity for approximately 250 vehicles.

The site is located within 400m from bus stops on Silverwater Road and the Holker Street busways which provides a direct connection to Olympic Park Station.

## 7.1 Typical Business Day

Based on the Traffix Traffic Impact Assessment dated 24<sup>th</sup> October 2019, it is anticipated that on a typical business day, there is estimated to be the following number of people:

- Up to 47 professional players with an occupancy ratio of 1.3 players per car;
- 170 administrative and support staff with a maximum parking rate of 1 space per 2 staff; and
- 40 Junior representatives with an occupancy ratio of 1.5 players per car.

The above numbers result in a demand for 175 parking spaces however it is emphasized that these activities would be unlikely to coincide, with most non-professional training sessions occurring during the evening after most employees and professional players having left the site. The on-site capacity for 221 spaces will comfortably accommodate this core weekday capacity, with a spare capacity of 46 spaces available at any given time. Accordingly, a Community Cricket Event with 70 external patrons could be accommodated with no reliance on parking, assuming a care occupancy ration of 1.5 Persons per car.

## 7.2 Normal Weekend



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On a normal weekend, based on one junior representative game over the course of the day, it is estimated that the attendance would comprise of:

- 90 people associated with the representative games (40 players/coaching staff and 50-60 spectators) with occupancy ratio of 2.0 people per car;
- 47 professional players training with an occupancy ratio of 1.3 players per car;
- 40 junior representatives training with an occupancy ratio of 1.5 people per car; and
- 20 administrative and support staff based on a maximum of 1 space per 2 staff.

It is estimated that a maximum demand of 118 parking spaces would arise from the above activities. Based on this, it is anticipated that all parking demands can be accommodated.

## 7.3 Extraordinary Peak Demands

Extraordinary peak scenarios will relate to either fan event days or matches, which draw peak attendance of 1,500 people on-site.

Prior to occupation of the center, a Transport Management Plan will be drafted to manage peak parking demands on-site which would include facilitating overflow parking on site. The following assumptions have been made:

- An 80% mode share of people arriving either as driver or passenger;
- A car occupancy ratio of 2.5 persons per car.

On this basis, it is expected that a parking demand in the order of 500 vehicles would arise. Parking can be provided by the following means:

- 221 parking spaces which are formally provided on-site
- 90 parking spaces on Council land immediately to the west of the site; and
- 250 parking spaces which can be informally accommodated on the Junior oval.

In this regard, there would be no reliance on any on-street parking, or any parking facilities provided by SOPA/City of Parramatta.

## 8.0 Noise Management Plan

### General:

- Usage of all indoor facilities is to be limited to operation hours between 6.00am and 10.00pm.
- Outdoor areas for Crickets are only to be used between 8.00am and 10.00pm.
- Management controls should be utilised to manage patron departure, particularly at night to ensure that patrons leave the development in a prompt and orderly manner.
- No PA is allowed before 8.00am every day.
- Mechanical plant should be maintained adequately so as to minimise increasing noise levels.

### Management of Complaints:

- Implementation on site of a Complaints Register.
- It is recommended that all staff be trained in the use of the Complaints Register. Noise complaints are to be registered and what course of remedial action (if any) has been taken. This register should be stored on site and be accessible at all time. The General Manager is to be notified (by staff receiving the complaint) of any new entries into the Complaints Register.
- If a noise complaint is received the complaint should be recorded in the Noise Complaint Register. The complaint for should list:
  - The name and address of the complainant (if provided);
  - The time and date the complaint was received;
  - The nature of the complaint and the time and date the noise was heard;
  - The name of the employee who received the complaint;
  - Actions taken to investigate the complaint, and a summary of the results of the investigation (which may include attended measurements);
  - Required remedial actions, if required;
  - Validation of the remedial actions; and
  - Summary feedback to the complainant.

A template Noise Complaint Register is noted below:

**Table 1 Complaints log template**

Item	Comments
Date and time of call	
Name and location of caller	
Contact details of caller	
Nature of complaint	
Action taken	
Staff member handling complaint	



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## **Event Specific:**

### **Prior to an event:**

Security staff and event staff should be deployed to locations (ingress routes and entry points) around the site to ensure that all patrons are entering the site in a quiet and orderly manner and are not loitering in areas that may impact neighbors.

### **During an event:**

Security staff and event staff should continue to monitor areas in the vicinity of the site to ensure all patrons have entered and are not loitering in areas that may impact neighbors.

### **Completion of an event:**

At the completion of the event, security and event staff should ensure that all patrons are directed towards the carpark. Patrons exiting on foot should be directed to the closest public transport. Should patrons leave on foot, staff should be directing them to do so in a quiet and orderly manner.