June 2022

Maintenance Building
Revised Design Report
S4.55 Mod 1 Application

Contents

1 Design Excellence Conditions

Response to SDRP

This document has been prepared in response to Condition A7 (Design Integrity,) of the approved SSD 10354 development consent notes the following wording: 'Any modifications to the building design, fencing strategy or access points to the site that require consent must be reviewed by the State Design Review Panel, or alternatively, by SOPA's Design Review Panel.'

The project went before the design review panel over three sessions (refer to Appendix 3 for attached responses from the SDRP,) the primary focus of the three presentations were on the master planning and overall form and articulation of the main cricket centre buildings, with very little response or attention made in reference to the maintenance building. As such the contents of the proposed modification are unrelated to the matters that were raised by the State Design Review Panel regarding 'building design' and 'access points' and therefore the contents of this proposed modification are only related to the changee proposed to the maintenance building.

This report illustrates the revisions to building design and modification of secondary access points, which have arison from a better understanding of the adverse soil conditions under the maintenance building platform - and it also include general design revisions due to client requirements and budgetary constraints. We believe that these changes have resulted in positive design outcomes which are beneficial to how the revised building fits within its context and demonstrates a better working relationship within the public realm. This is particularly illustrated with superior CPTED outcomes, building articulation towards public spaces, and passive environmental response to internal conditions.

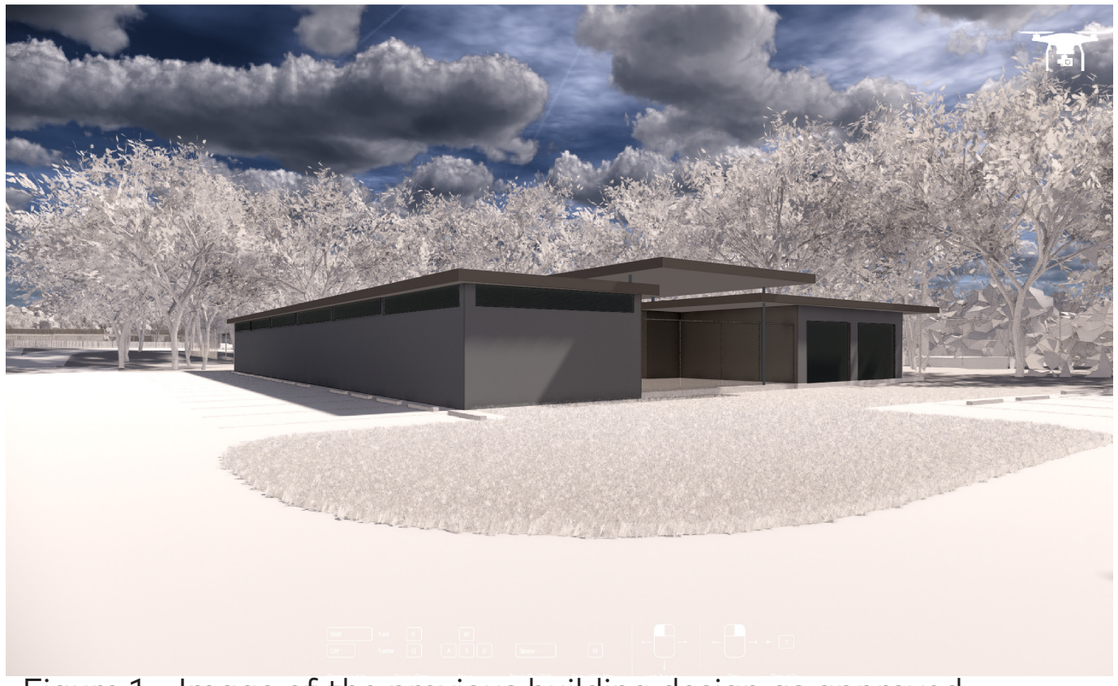


Figure 1 Image of the previous building design as approved

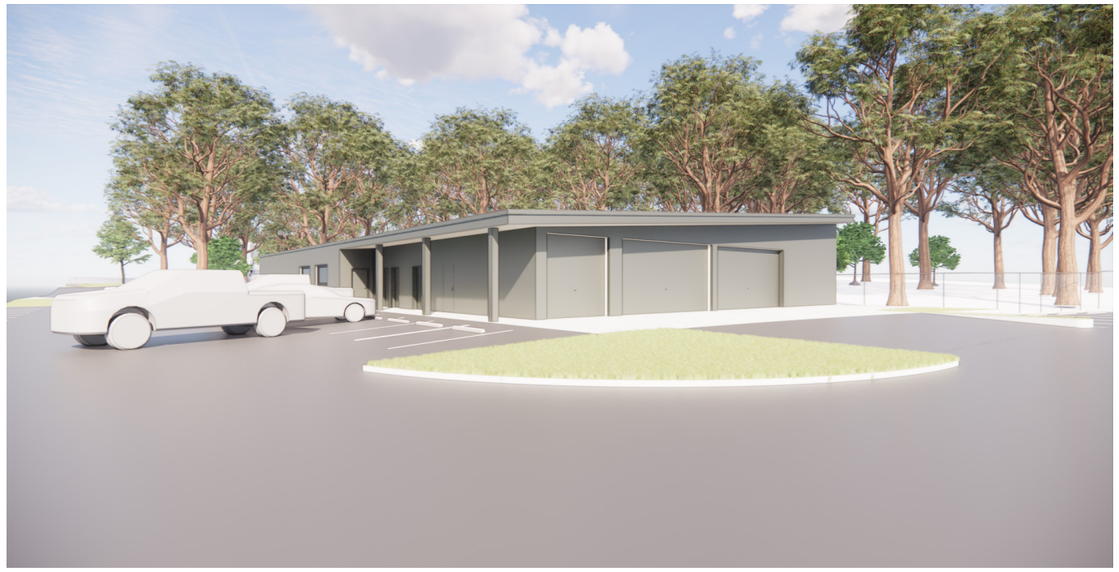


Figure 2 Image of the proposed building design as submitted

This report presents a Design Statement summarising and illustrating all the external and internal changes that are proposed as part of the modification application submitted for the maintenance building for the Cricket NSW project S4.55 , including:

- Alterations to the external appearance of the maintenance building.
- Alterations to the internal layout of the maintenance building.
- Details on the wash down bay allowing for cleaning of maintenance equipment, and subsequent tree removal.
- Alteration of the existing kerb design and removal of two car spaces to help accommodate the new ramp that allows for maintenance equipment such as tractors and mowers to easily access the maintenance building.
- Amended schedule of colours and finishes.

The resulting form of the maintenance building (figure 2,) is more in-line with the external forms of the buildings comprising the cafe, indoor training and administration components that make up the main building, which are all in essence an extruded form with a one way sloping roof, where the previous design (figure1,) had an independent expression separate from the other buildings.

2 Urban Design Amendments

2.1 Alterations to internal planning

Location

The maintenance building located within the site boundary of the Cricket NSW centre of excellence has been modified to develop a lighter weight structure, which has been located at a slightly higher level (+200mm from previous design,) due to the highly contaminated ground conditions encountered within the vicinity of the building during early works investigations. (Figure 3)

Planning

The previously approved planning option was developed around the existing toilet block / change room that existed in this location to service the football fields that were originally placed on Wilson Park prior to the site being redeveloped for Cricket NSW. This was an assumed cost benefit for the project and was thought to be a good adaptive reuse of existing infrastructure, but also as a result also put constraints on the internal and external planning of the groundskeepers building, which had an adverse outcome.

The demolition of the existing toilet block as part of this modified design, has also allowed for the inclusion of a gas membrane to be located below the slab of the new maintenance building. This gas membrane has been included under all of the buildings constructed as part of the Cricket NSW project. This provides significant improvements to the internal environment of the modified design, where previously there was doubt regarding the efficacy of the slab under the existing toilet block.

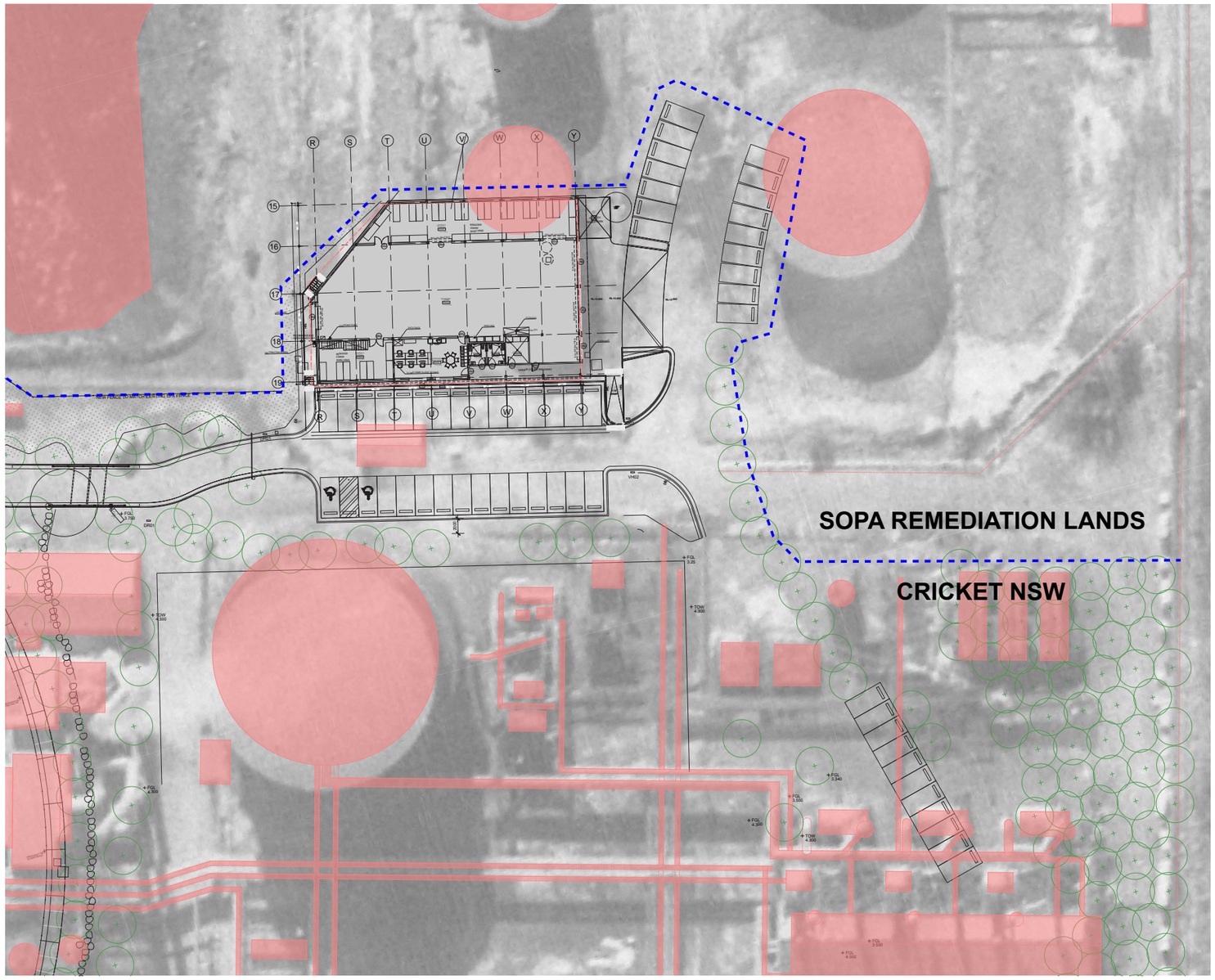


Figure 3 Site plan overlay on 1961 Gas Works

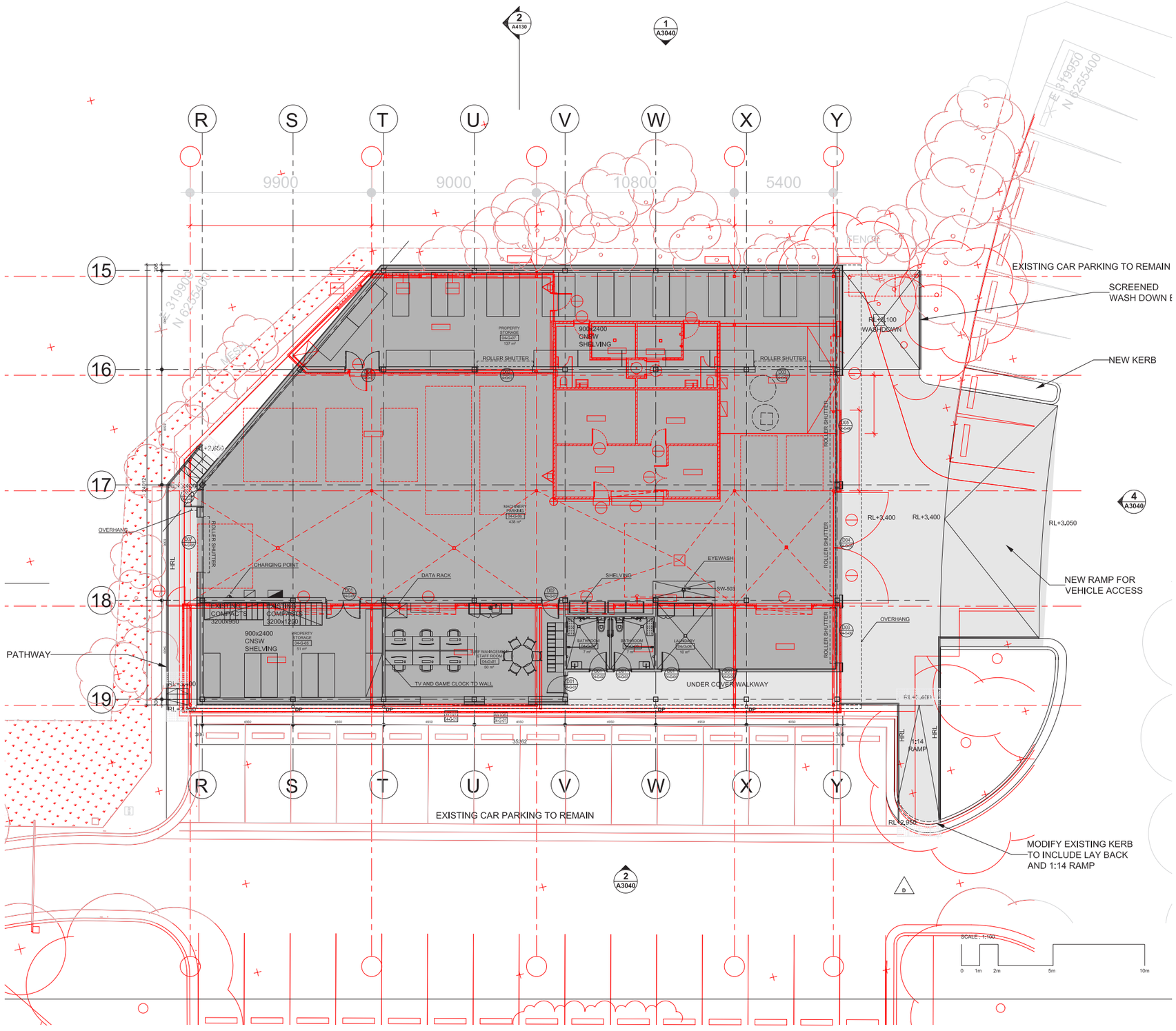


Figure 4 Floor plans overlay approved version shown in red

The proposed modified plan is built within the previous footprint of the approved groundskeepers building; it is a slightly smaller GFA of 763 m2 versus 804m2 previously. (Figure 4) the modification of the western edge of the building has been driven by the required structural grid for the building, this has resulted in pulling this alignment back from the clay cut off wall which is retaining the remediated lands across from the fence line.

The planning of the building now has two left and right-handed accessible bathrooms which are individually lockable, and will only be accessible by the public during major events and activations at the site. The toilets that will be for use by the public during all other times are located in the community building. Nevertheless, the new toilets in the maintenance building represent a significant improvement on the previous design which retained the toilets from the existing toilet block and therefore resulted in poorer public amenity for those that were to use the toilets during public events and activations at the community cricket oval.

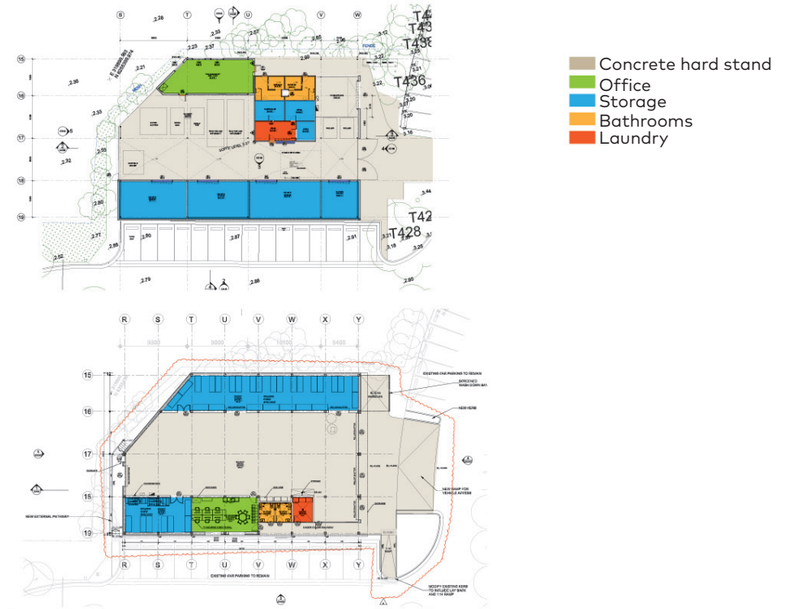
The building also contains the long-term storage for Cricket NSW and cover and workshop for groundskeepers vehicles required to maintain the many fields and wickets incorporated into the precinct's design. (Figure 5.)

This option has resulted in many positive outcomes from the revised planning. Primarily the inclusion of better internal circulation for vehicles for both grounds keeping and storage. The internal planning has also moved the wash down bay externally so it doesn't impede the internal circulation. The combination of these two design changes allows for long term adaptability of this building.

The other positive outcome with the removal of the existing toilet block has allowed an improved location for the public amenities and associated office. This modified planning has essentially flipped the previous design, resulting in a more efficient and legible building design that provides a superior CPTED outcome for passive surveillance from public open areas. The improved legibility in the building design also allows the building to not rely on signage to direct the public to the toilets on the occasions when these toilets will be publicly accessible (i.e. during public events and activations at the community cricket oval).

 (Figure 6,) illustrates that the modified design separates the circulation of pedestrians and vehicles whereas they previously had to cross the main access way but they are now two discrete paths of travel. As such, this provides an improved safety outcome which is further enhanced by the incorporation of the Traffic Management Plan prepared by Traffix.

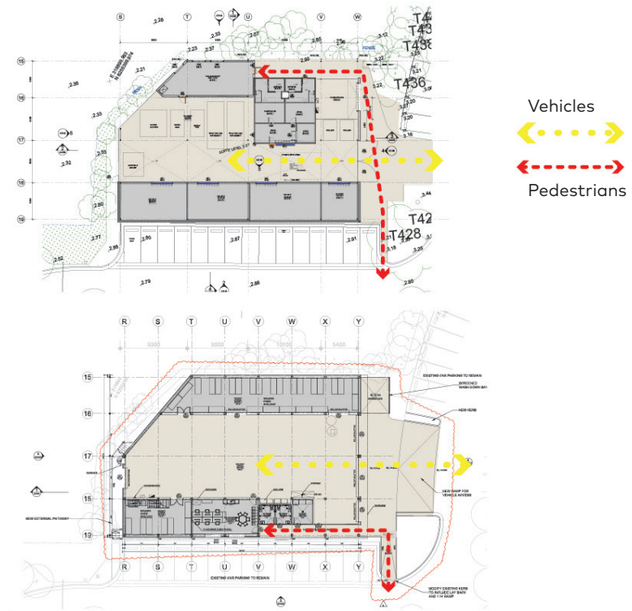
Approved plan



Proposed plan

Figure 5 Diagram of planning revisions by functional area

Approved plan



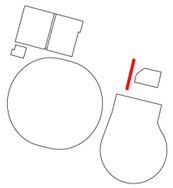
Proposed plan

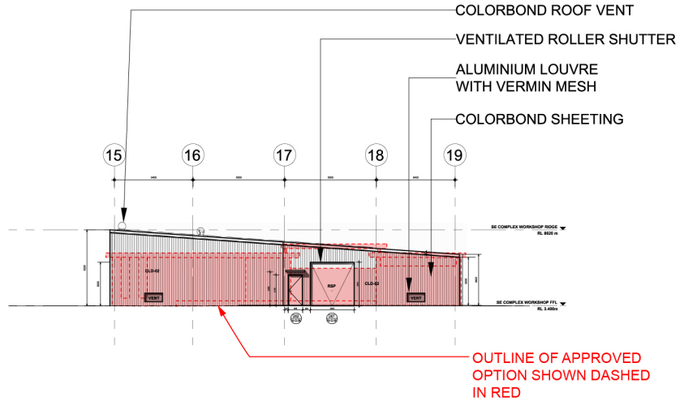
Figure 6 Diagram of pedestrian and vehicle movement

2.2 Alterations to external appearance

2.2.1 Western Elevation

The western elevation is similar to the previously approved elevation, although it is flipped on its axis, comprising a large roller shutter which can be opened or closed depending on the weather, replacing the mesh gate in the approved design. Compared with the approved scheme, the proposed modified design promotes controlled cross ventilation of the building through the roller shutter door and also conceals a lot of the clutter of the maintenance equipment within the building which was left exposed in the approved design due to the mesh used in the wall of the elevation.





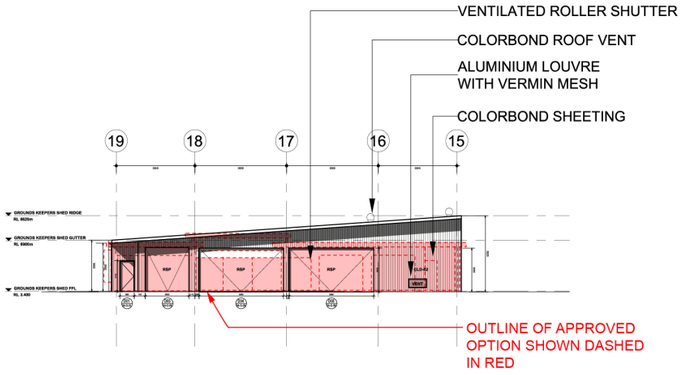
3 A1160 WEST ELEVATION
SCALE 1 : 200

Figure 7 Approved elevation in red overlaid on the proposed elevation

2.2.2 Eastern Elevation

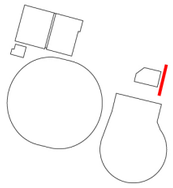
The eastern elevation address the eastern car park and is the main vehicular entry and exit point for both maintenance vehicles and vehicles accessing the long term storage area for Cricket NSW. The previously approved planning option required a central circulation spine due to having to plan around the existing toilet block. The proposed option has a lot more flexibility in this internal planning so as a result has more operable roller shutters to this elevation to gain access and promote cross ventilation. The eastern elevation has a 1 metre cantilever to the roof edge to provide some weather protection to this entry.

The external wash down bay is located externally on this elevation refer to section 2.3 for more information on this element.



4 A1160 EAST ELEVATION
SCALE 1 : 200

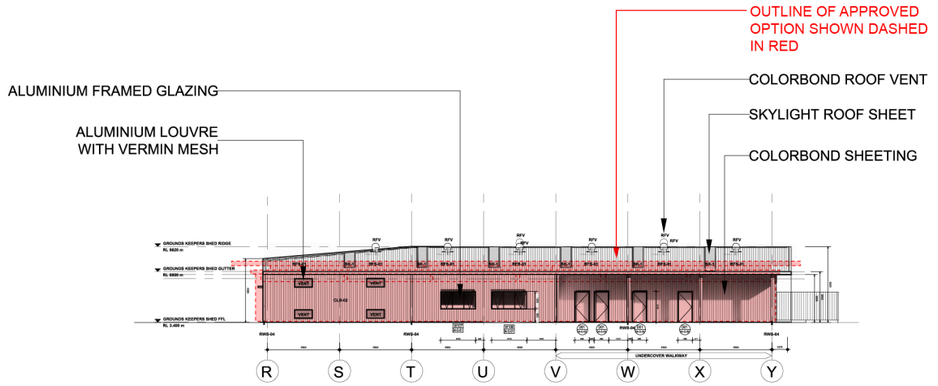
Figure 8 Approved elevation in red overlaid on the proposed elevation



2.2.3 Southern Elevation

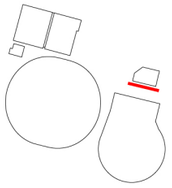
The proposed modified south elevation activates the south of the building that faces the southern car parking area, as it includes doorways to the maintenance building, the groundskeepers office, laundry area and the bathrooms. The approved southern elevation is the tallest blank wall of the building (4390mm), with high level vents in it. The proposed modified design is the lowest overall wall (3500mm), giving better sun amenity into the car parked situated to the south. The activation of the southern facade of the building will also improve the passive surveillance of the southern car parking area which will significantly improve CPTED outcomes.

There are additional safety benefits to this planning change as people using the bathrooms are no longer required to cross the active entrance to the vehicle storage. The office and public bathrooms facing this elevation are now identifiable from the public area where the previous option primarily relied on signage to direct people to the rear side of the building which is not a preferable outcome. The revised planning provides bathrooms of a larger size which can also be adapted as parents' rooms or can accommodate parents and young children in attendance of the development for major events or activations at the community cricket oval.



2 A1160 SOUTH ELEVATION
SCALE 1 : 200

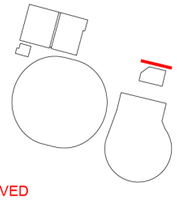
Figure 9 Approved elevation in red overlaid on the proposed elevation

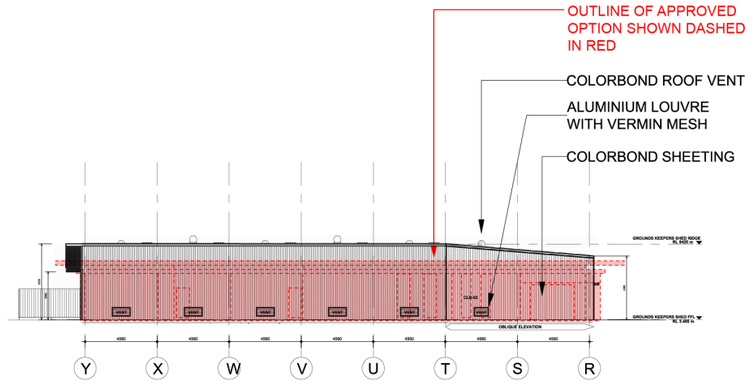


2.2.4 Northern Elevation

The Northern elevation in the proposed design is now a tall blank wall with low level louvres in it. This should be noted that it is not a public facing wall as it looks onto the fence securing the mounds and ponds of the contaminated lands beyond, so in essence the building has now turned its back on this contaminated area.

The approved plans for this elevation was the rear corridor to gain access in the modified bathroom entries and to the groundskeepers office. This outcome was not a preferred option but was driven by the building's relationship with the existing amenities block, resulting in a potentially undesirable security outcome. Therefore, as noted above, the relocation of the entry points from the north to the southern elevation has resulted in an improved safety outcome.





1 A1160 NORTH ELEVATION
SCALE 1 : 200

Figure 10 Approved elevation in red overlaid on the proposed elevation

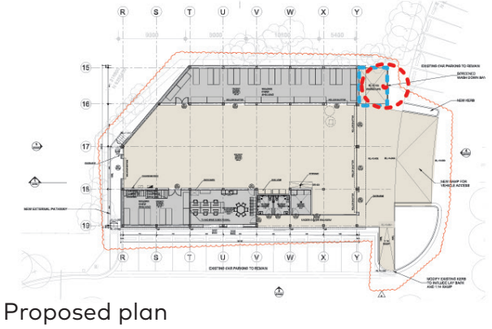
2.3 Wash down Bay

The provision of a wash down bay has been included in both the approved and the proposed modified designs. This wash down bay is important for cleaning off the maintenance equipment such as mowers and tractors which attract a lot of grass clippings, dirt, oil and grease as they are used on site to maintain the various practice wickets and ovals on site.

The approved plan had the wash down bay situated under the roof of the groundskeepers building, this decision was a compromise to internal circulation and resulted in the unideal use of a high pressure hose under the roof of the building. This is proposed to be relocated outside of the maintenance building to an external bunded bay which is a more appropriate location for such a facility.(Figure 11)

The wash down bay itself consists of a bunded area with falls to a central gross pollutant trap with a silt basket, acting as a primary separator to remove large particles such as grass clippings. This then flows by gravity to a retention pump out pit which is in turn pumped out to an above ground oil separator. The oil separator traps the oil on top of the water via a series of baffles allowing it to be "trapped" and removed whilst clean water is removed via another pipe to flow to the sewer. (Figure 12)

Approved plan



Proposed plan

Figure 11 Diagram of wash down bay and tree location

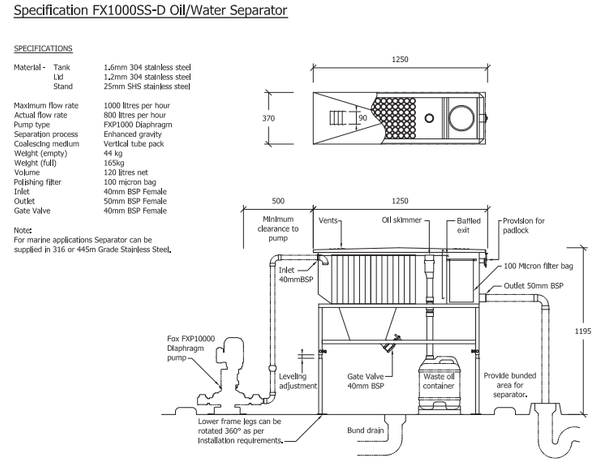


Figure 12 Diagram of oil separator

2.3.1 Tree removal

The retention of trees within the project has been a key influencing factor on design considerations regarding planning and design of buildings within Wilson Park, and care has been taken to maintain the parkland setting of the Cricket NSW project.

With the relocation of the wash down bay, the removal of a single tree is required. (Figure 11) This tree is noted in the arborist report as a tree that can be removed in the context of the development. The tree is identified as number 437 in the arborist report, noted as a Corymbia citriodora - Lemon-Scented Gum and is listed as a semi mature tree of high retention value in good or average health, it is of moderate significance.

The adjacent tree 436 has been preserved as part of this revised development, it is a tree of the similar type and attributes as tree 437 (Figure 13)

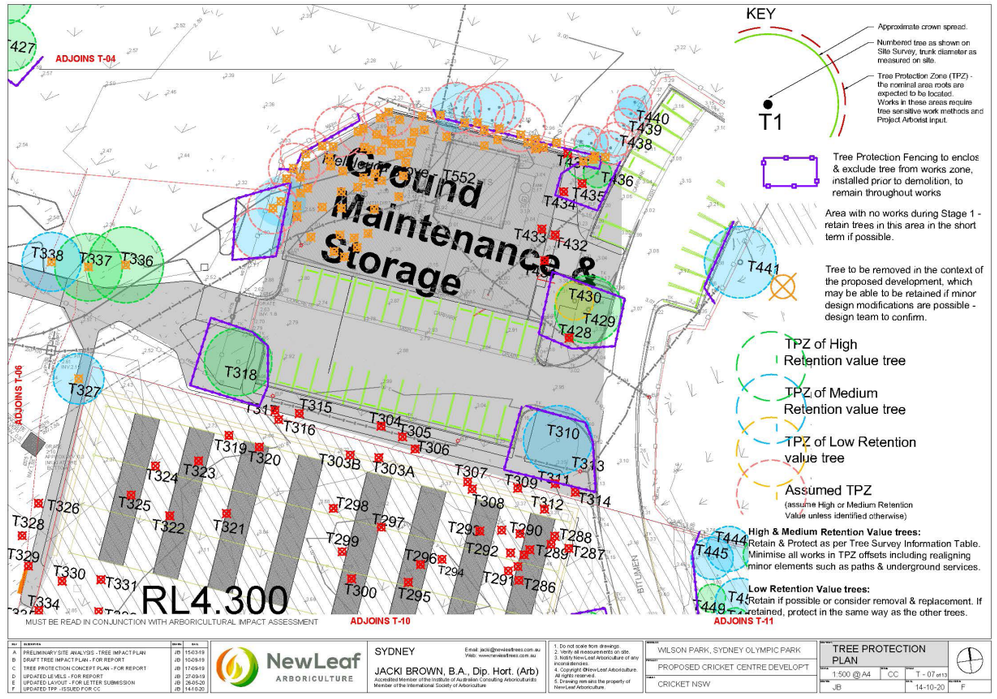


Figure 13 Arborist report

Source - New Leaf Arboriculture

2.4 Kerb Alterations

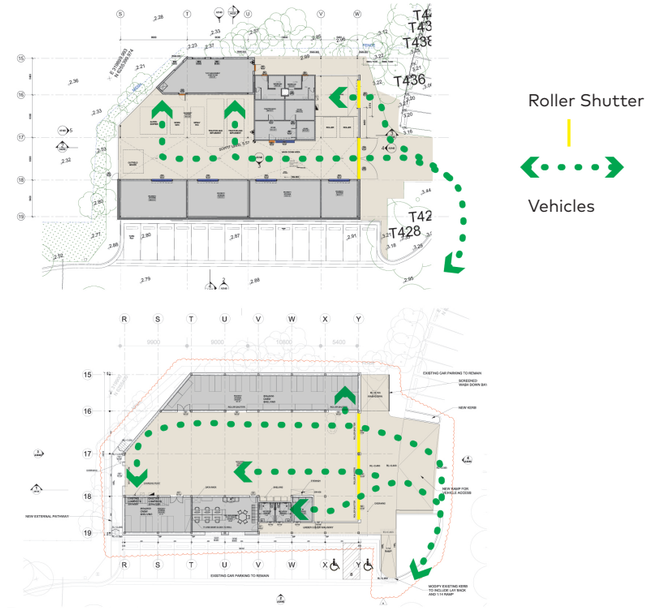
The modification of the planning to the maintenance building, has resulted in additional points of entry for vehicles along the eastern facade. To facilitate these multiple roller shutter openings in this facade, modifications were required to the original kerb line including the removal of 2 existing car spaces to allow for the widened ramped entry. The many entry points allows for flexibility in utilising the internal space inside the maintenance building.

26 additional parking spaces were approved as pat of the original SSD, noted as phase 2 works along the access road leading from Newington road, making up for any lost parking as a result of design modifications around the proposed revised entry ramp. It is also noted that the proposed modified development remains consistent with the car parking requirements set out in the assessment report for the approved development under SSD-10354.

The approved design had one main internal circulation road shared between storage and maintenance building due to the constraint of the existing toilet block. This central axis way also contained the bunded internal wash down bay, which limited the usability of this roadway.

This widened ramp will be of assistance for reversing trailers into the maintenance building, and also protects the car spaces adjacent to it. It also allows for access to the external wash down bay whilst not impeding vehicle entry and exit into the maintenance building.

Approved plan



Proposed plan

Figure 14 Diagram of vehicle access and kerb modification.

2.5 External Finishes Comparison

The proposed modified building is similar in materiality to the approved building. The approved building includes a metal deck roof and walls with a monument colour to match the dark charcoal of the main NSW Cricket Centre building. The proposed modified building is also clad in a metal deck roof and walls, however is now a lighter colour of shale grey which is present on the main NSW Cricket Centre building's roofs and external doors so as not to introduce an additional colour to the precinct's colour palette.(Figures 15 and 17)

The lighter colour of the new building also provides better internal amenity within the groundskeepers building as it reduces heat gain. This reduction in heat gain is also aided by the northern, eastern and western walls which are surrounded by groves of existing and proposed trees that give shade to the building. The building's roof now on show to people circulating past it to the south, now has skylights and roof vents breaking down and articulating this 5th elevation and again result in a better environmental outcome internally with the implementation of natural daylighting and passive ventilation.

Figure 16 illustrates the comparison of finishes and colours between the approved and proposed modification of the design. Both buildings were externally clad in profiled metal sheeting to both walls and roof with inserted windows in powder coated aluminium frames, powder coated ventilation louvres and roller shutters. Internally the painted linings to office and store rooms are consistent with the previous design.

There are the improved internal finishes with the revised additions of the bathrooms and CNSW laundry, these were previously located within the existing fabric of the toilet block which was exposed block, now there are consistent with other wet areas within the Cricket NSW development, giving parity to staff and public using these facilities.

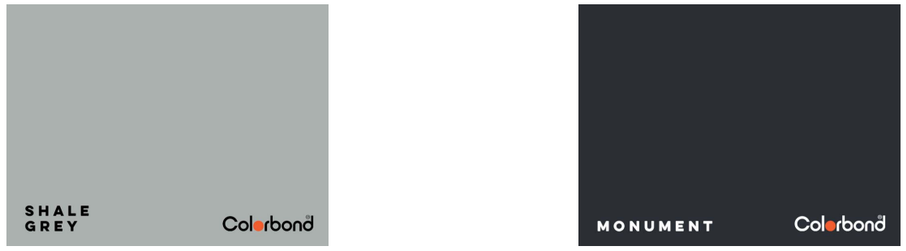


Figure 15 Modification of external colour

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CLD-01	CUSTOM ORB	SHALE GREY	MONUMENT
CLD-02	TRIMDECK	SHALE GREY	MONUMENT
PB	IMPACT RESISTANT PLASTERBOARD	WHITE PAINT	WHITE PAINT
RSG	ROLLER SHUTTER GALVANISED	GALVANISED	MONUMENT
RSP	ROLLER SHUTTER PERFORATED	SHALE GREY	MONUMENT
RFS-01	TRIMDECK	SHALE GREY	MONUMENT
RFV	ROOF VENT	SHALE GREY	N/A
RWS-04	DOWN PIPE	SHALE GREY	MONUMENT
SK-1	AMPERLITE SKYLIGHT	COOL-LITE GC	N/A
VENT	ALUMINIUM VENT	SHALE GREY	MONUMENT

Figure 16 Revised external finishes Proposed and Approved

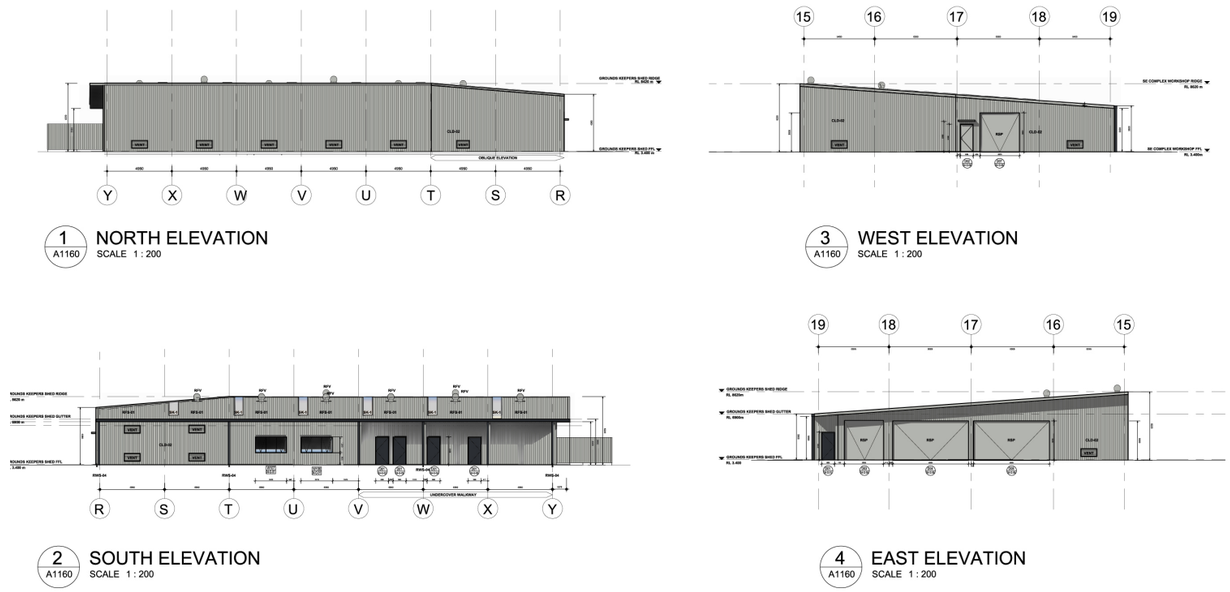
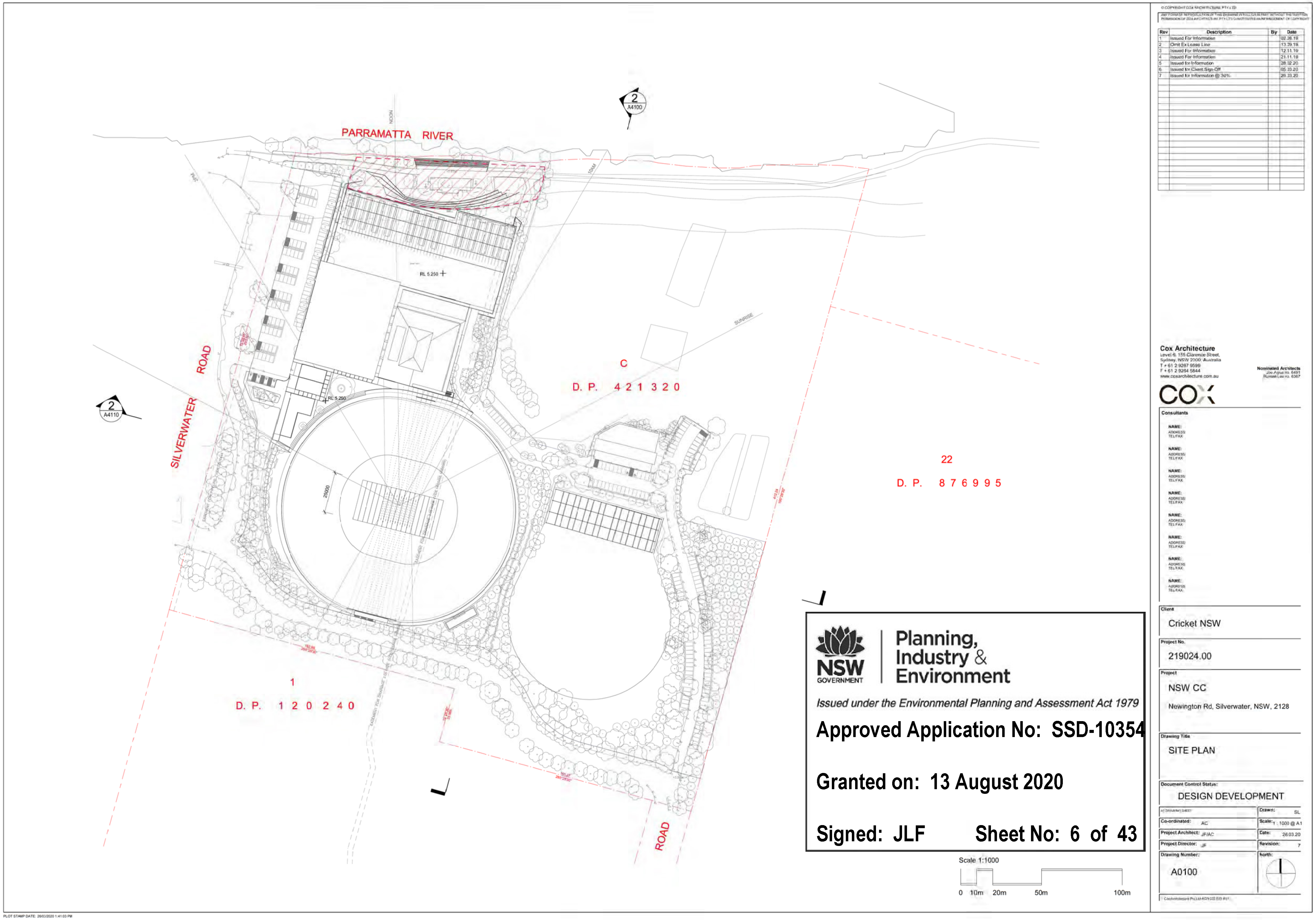


Figure 17 Rendered external elevations

Appendix A
Approved Drawings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SILVERWATER ROAD
ROAD
C
D. P. 421320
22
D. P. 876995
1
D. P. 120240
Planning, Industry & Environment
NSW GOVERNMENT
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD-10354
Granted on: 13 August 2020
Signed: JLF
Sheet No: 6 of 43
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Cox Architecture
COX
Client
Cricket NSW
Project No.
219024.00
Project
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Newington Rd, Silverwater, NSW, 2128
Drawing Title
SITE PLAN
Document Control Status:
DESIGN DEVELOPMENT
Drawing Number:
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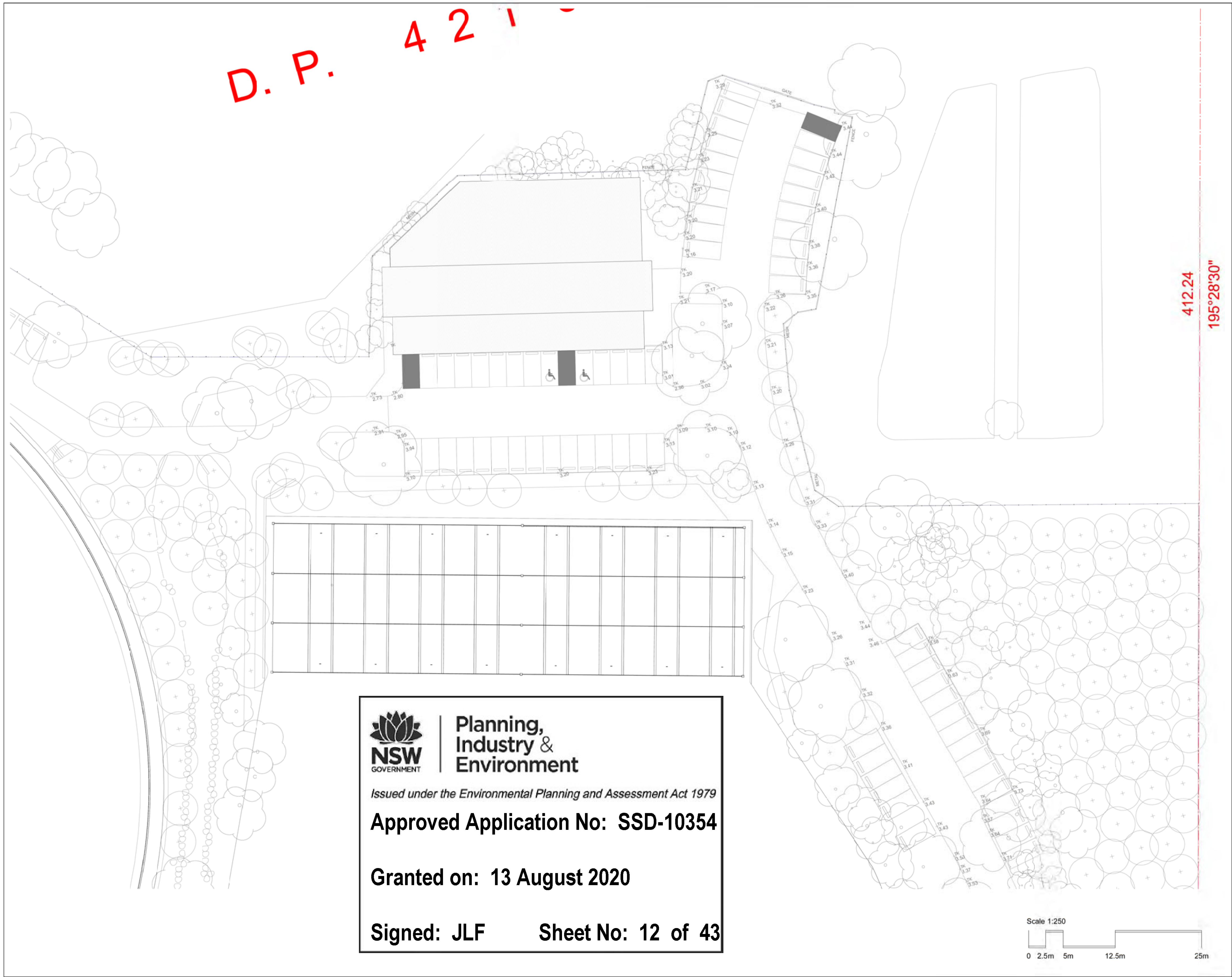

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Approved Application No: SSD-10354

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Signed: JLF Sheet No: 12 of 43

Rev	Description	By	Date
1	Issued for Information @ 30%		26.03.20

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COX

Client: Cricket NSW

Project No.: 219024.00

Project: NSW CC
Newington Rd, Silverwater, NSW, 2128

Drawing Title: SITE PLAN DETAIL 4/5

Document Control Status: DESIGN DEVELOPMENT

Scale: 1:250 @ A1

Date: 26.03.20

Revision: 1

Drawing Number: A0140

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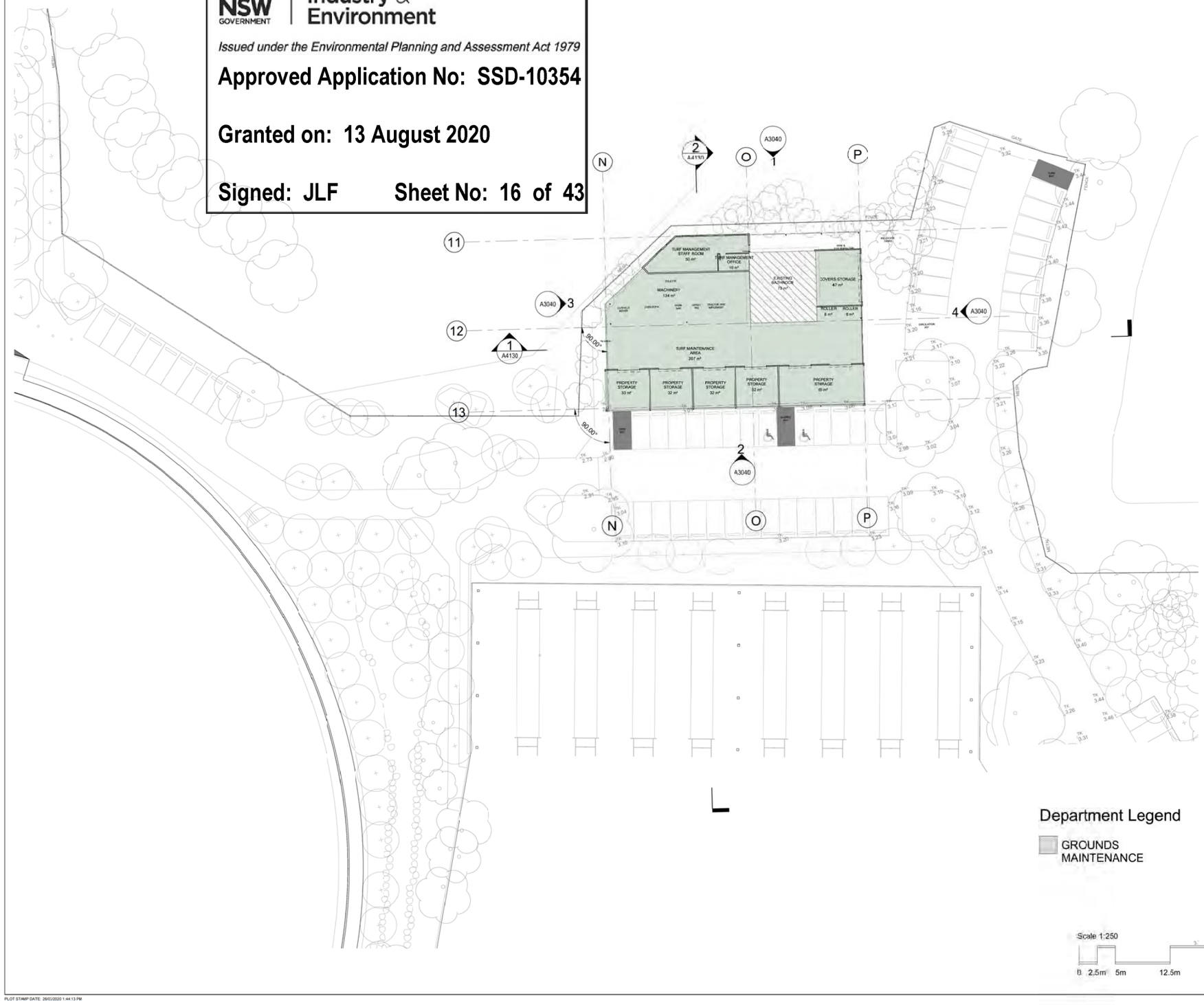
Approved Application No: SSD-10354

Granted on: 13 August 2020

Signed: JLF Sheet No: 16 of 43



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2	Omit Ex Lease Line		13.39.19
3	Issued For Information		17.10.19
4	Issued For Information		01.11.19
5	Issued For Information		21.11.19
6	Issued for Client Sign-Off		05.03.20
7	Issued for Information @ 30%		26.03.20

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Nominated Architects
Joe Agius no. 6491
Russell Lau no. 6367

COX

Consultants

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TEL/FAX:

NAME:
ADDRESS:
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TEL/FAX:

Client
Cricket NSW

Project No.
219024.00

Project
NSW CC
Newington Rd, Silverwater, NSW, 2128

Drawing Title
EAST NETS AND GROUNDS MAINTENANCE GENERAL ARRANGEMENT PLAN

Document Control Status:
DESIGN DEVELOPMENT

Co-ordinated: AC	Drawn: SL
Project Architect: JF/AC	Scale: 1 : 250 @ A1
Project Director: JF	Date: 26.03.20
Drawing Number: A1160	Revision: 7

North:

NSW GOVERNMENT | **Planning, Industry & Environment**

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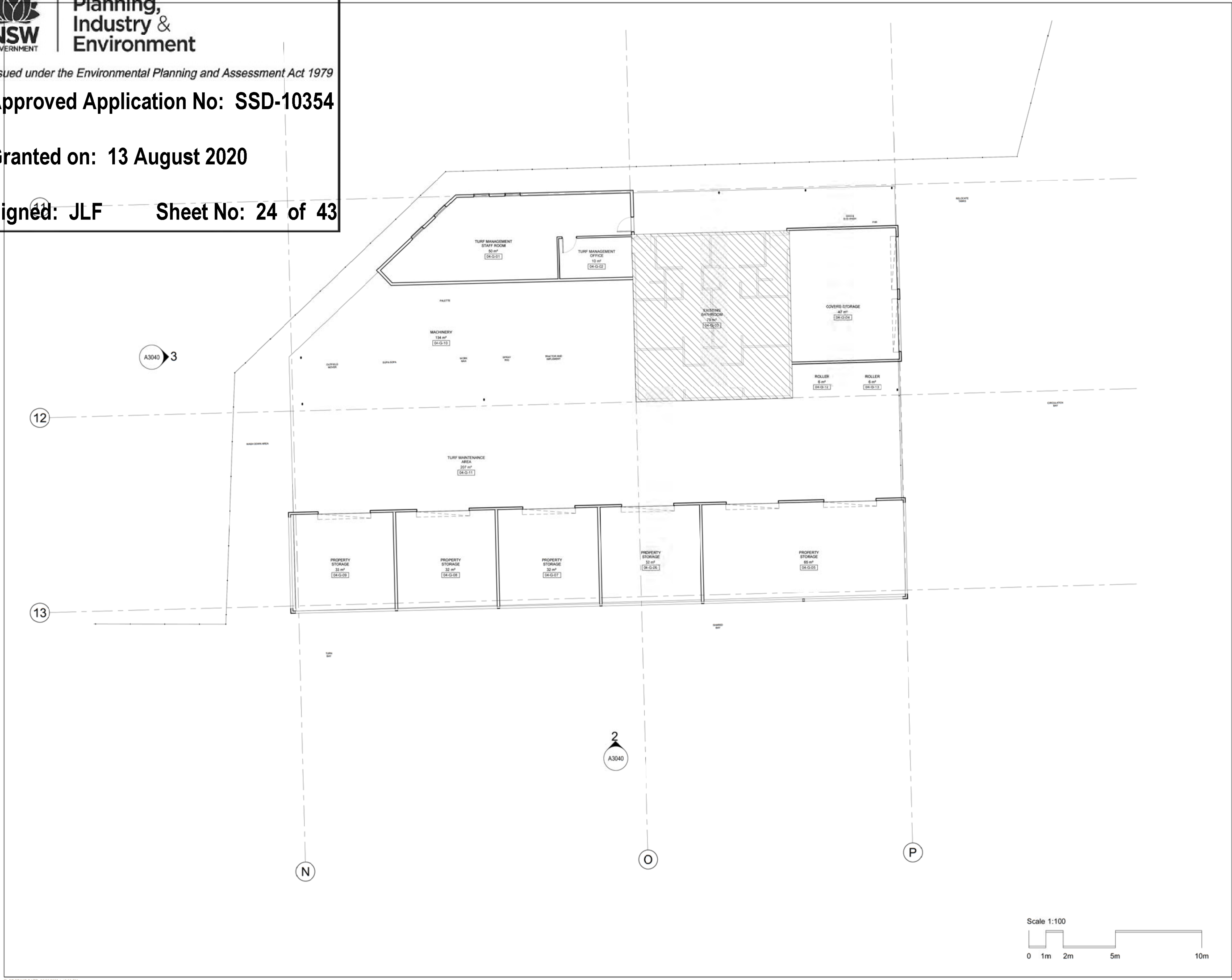
Approved Application No: SSD-10354

Granted on: 13 August 2020

Signed: JLF **Sheet No: 24 of 43**



Rev	Description	By	Date
1	Issued for Information @ 30%		26.03.20

Cox Architecture

COX

Consultants

Client: Cricket NSW

Project No.: 219024.00

Project: NSW CC

Newington Rd, Silverwater, NSW, 2128

Drawing Title: GA GROUND FLOOR - ZONE F

Document Control Status: DESIGN DEVELOPMENT

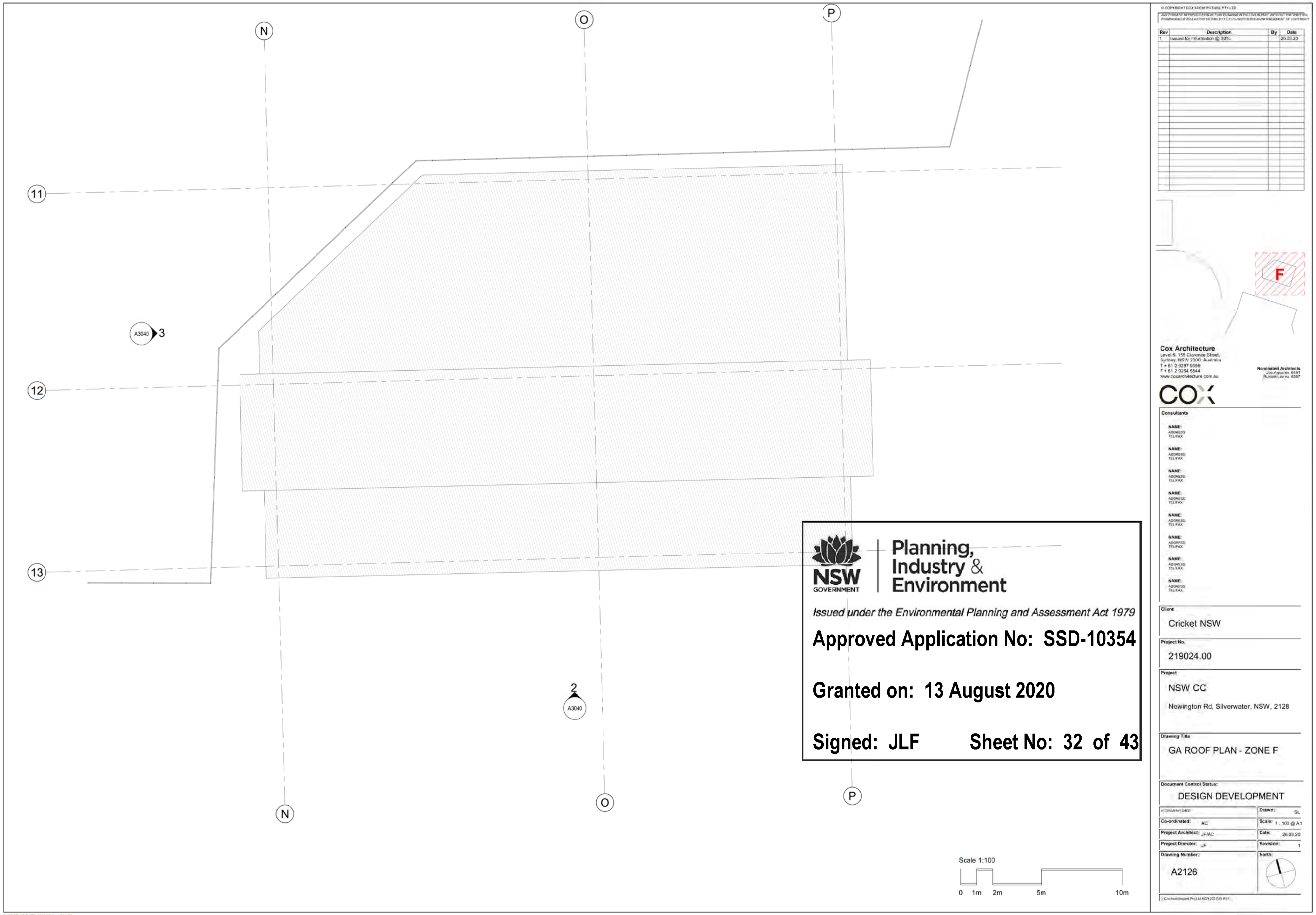
Scale: 1:100 @ A1

Date: 26.03.20

Revision: 1

Drawing Number: A2106

COX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Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD-10354
Granted on: 13 August 2020
Signed: JLF
Sheet No: 32 of 43
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Cox Architecture
COX
Client
Cricket NSW
Project No.
219024.00
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NSW CC
Newington Rd, Silverwater, NSW, 2128
Drawing Title
GA ROOF PLAN - ZONE F
DESIGN DEVELOPMENT
A2126

Planning, Industry & Environment

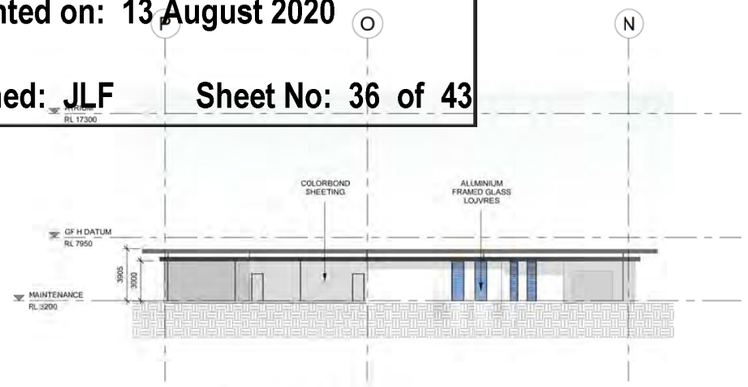
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-10354

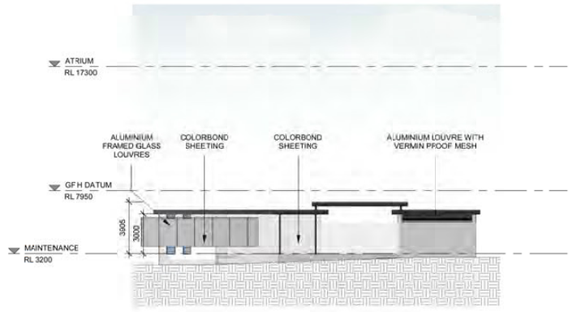
Granted on: 13 August 2020

Signed: JLF Sheet No: 36 of 43

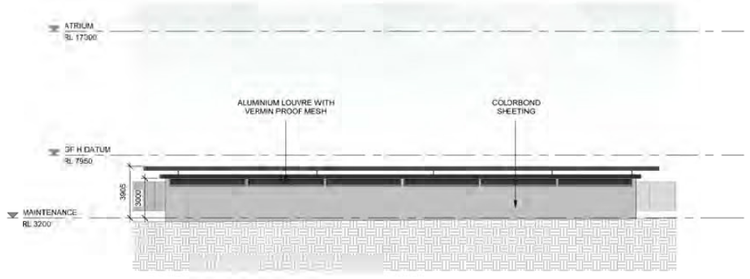
Rev	Description	By	Date
1	Issued For Information		17.10.19
2	Issued For Information		21.11.19
3	Issued for Information		17.12.20
4	Issued for Client Sign-Off		06.10.20
5	Issued for Information @ 30%		26.10.20



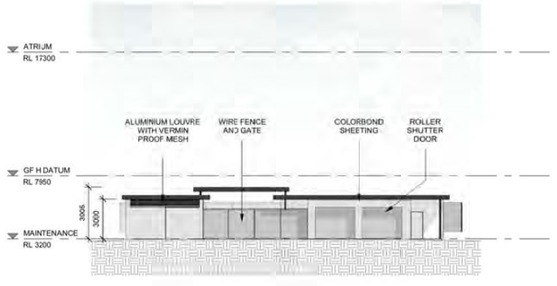
1 A1160 NORTH ELEVATION - MAINTENANCE BUILDING
SCALE 1 : 200



3 A1160 WEST ELEVATION MAINTENANCE BUILDING
SCALE 1 : 200



2 A1160 SOUTH ELEVATION MAINTENANCE BUILDING
SCALE 1 : 200



4 A1160 EAST ELEVATION - MAINTENANCE BUILDING
SCALE 1 : 200

Cox Architecture
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Sydney, NSW 2000, Australia
T + 61 2 9267 9599
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Nominated Architects
Jim Antus no. 6491
Russell Lau no. 6367

COX

Consultants

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NAME: ADDRESS: TEL/FAX:

NAME: ADDRESS: TEL/FAX:

NAME: ADDRESS: TEL/FAX:

NAME: ADDRESS: TEL/FAX:

NAME: ADDRESS: TEL/FAX:

Client
Cricket NSW

Project No.
219024.00

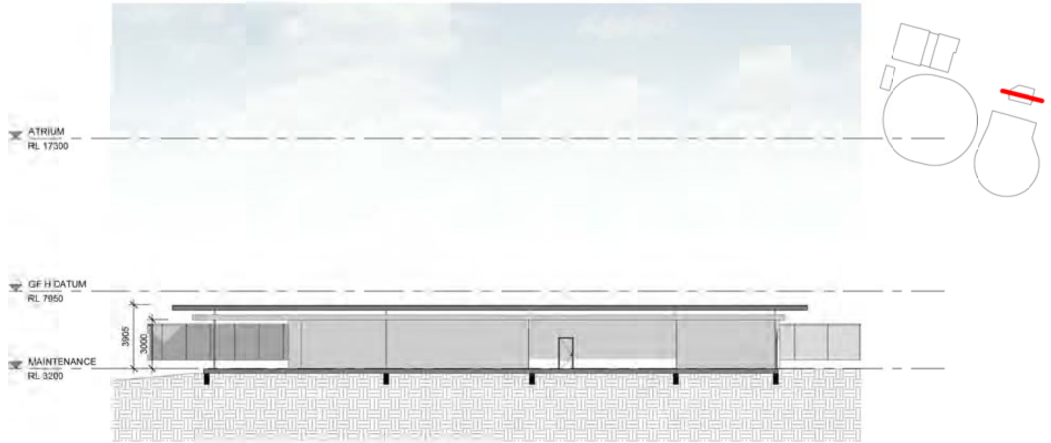
Project
NSW CC
Newington Rd, Silverwater, NSW, 2128

Drawing Title
MAINTENANCE BUILDING ELEVATIONS

Document Control Status:
DESIGN DEVELOPMENT

A1 DRAWING SHEET	
Co-ordinated: AC	Drawn: SL
Project Architect: JF/AC	Scale: As Indicated @ A1
Project Director: JF	Date: 26.03.20
Drawing Number: A3040	Revision: 5
	North:

PLOT STAMP DATE: 26/03/2020 1:49:22 PM



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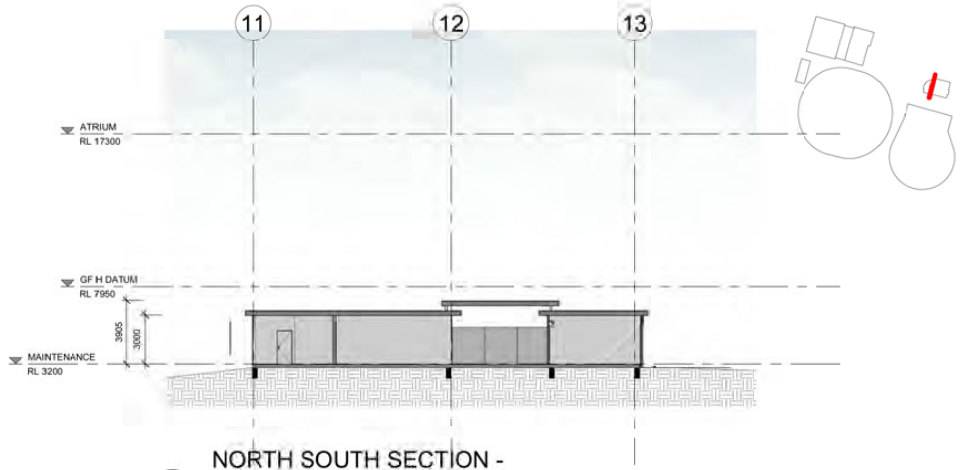
SCALE 1 : 200



2 A1160 NORTH SOUTH SECTION - MAINTENANCE BUILDING
SCALE 1 : 200

Planning, Industry & Environment

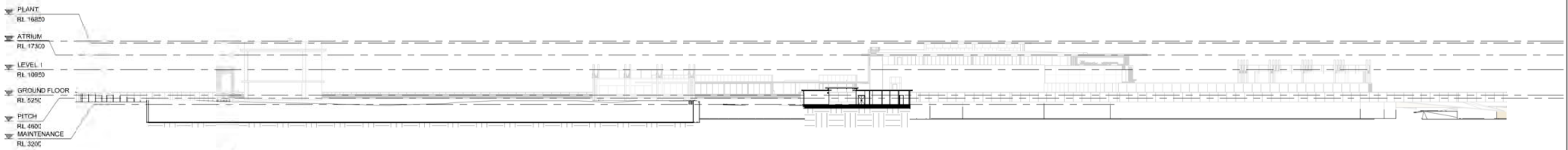
NSW GOVERNMENT

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD-10354

Granted on: 13 August 2020

Signed: JLF **Sheet No: 40 of 43**



3 A2206 SITE SECTION NORTH SOUTH - MAINTENANCE BUILDING
SCALE 1 : 500

Rev	Description	By	Date
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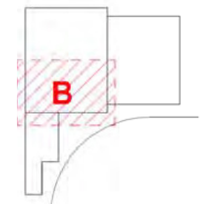
2	Issued For Information		17.10.19
3	Issued For Information		21.11.19
4	Issued for Information		17.02.20
5	Issued for Information @ 30%		26.03.20



Cox Architecture
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Nominated Architects
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Russell Lee no. 6367

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NAME:
ADDRESS:
TEL/FAX

NAME:
ADDRESS:
TEL/FAX

NAME:
ADDRESS:
TEL/FAX

NAME:
ADDRESS:
TEL/FAX

NAME:
ADDRESS:
TEL/FAX

NAME:
ADDRESS:
TEL/FAX

NAME:
ADDRESS:
TEL/FAX

Client: Cricket NSW

Project No.: 219024.00

Project: NSW CC
Newington Rd, Silverwater, NSW, 2128

Drawing Title: SECTION MAINTENANCE BUILDING

Document Control Status: DESIGN DEVELOPMENT

A1 DRAWING SHEET

Co-ordinated:	Checker	Drawn:	Author
Project Architect:	Designer	Scale:	As indicated @ A1
Project Director:	Approver	Date:	26.03.20
		Revision:	5
Drawing Number:	A4130	North:	

Appendix B
Proposed Drawings

Rev	Description	By	Date
1	Issued For Information		02.08.19
2	Omit Ex Lease Line		13.09.19
3	Issued For Information		12.11.19
4	Issued For Information		21.11.19
5	Issued for Information		28.02.20
6	Issued for Client Sign-Off		05.03.20
7	Issued for coordianation		20.06.21
A	ISSUE FOR CONSTRUCTION		26.03.21
B	REVISED DA SUBMISSION		15.03.22

DRAWING KEY

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ADDRESS:
TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

NAME:
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TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

Client
Cricket NSW

Project No.
219024.00

Project
NSW CC
Newington Rd, Silverwater, NSW, 2128

Drawing Title
SITE PLAN

Document Control Status:
DESIGN DEVELOPMENT

A1 DRAWING SHEET	**Drawn:** SL
Co-ordinated: AC	**Scale:** 1 : 1000 @ A1
Project Architect: JF/AC	**Date:** 05.03.20
Project Director: JF	**Revision:** B
Drawing Number: A0100	**North:**

Cox Architecture Pty Ltd ACN 002 535 891

D. P. 4 2 1 [illegible]

WASH DOWN BAY

NEW COLORBOND CLAD ROOF
WITH SKYLIGHTS AND VENTILATORS

EXISTING CAR PARKING MODIFIED
TO INCLUDE NEW RAMP FOR
SERVICE VEHICLES

MODIFIED KERB

EXISTING CAR PARKING TO REMAIN

EXISTING CAR PARKING TO REMAIN

NEW FENCE TO MATCH EXISTING EPA FENCE

TREATMENT
POND
BLAX 2

POND
BLAX 1

(LEAK COLLECTION
SYSTEM BELOW
HDPE LINERS)

BITUMEN

CONCRETE
CULVERT
CULVERT 0.3

SURVEYED

RL 4.300

412.24

195°28'30"

FOR CONTINUATION REFER TO
DRAWING A0120

FOR CONTINUATION REFER TO
DRAWING A0130

Rev	Description	By	Date
T	Issued For Information		10.03.20
A	ISSUE FOR CONSTRUCTION		26.03.21
B	REVISED DA SUBMISSION		15.03.22

DRAWING KEY

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Russell Lee no. 6367

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NAME:
ADDRESS:
TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

NAME:
ADDRESS:
TEL/FAX:

Client
Cricket NSW

Project No.
219024.00

Project
NSW CC

Newington Rd, Silverwater, NSW, 2128

Drawing Title
SITE PLAN DETAIL
4 OF 5

Document Control Status:
DESIGN DEVELOPMENT

A1 DRAWING SHEET	Drawn: SL
Co-ordinated: AC	Scale: 1 : 250 @ A1
Project Architect: JF/AC	Date: 10.03.20
Project Director: JF	Revision: B
Drawing Number: A0140	North: \

Cox Architecture Pty Ltd ACN 002 535 891

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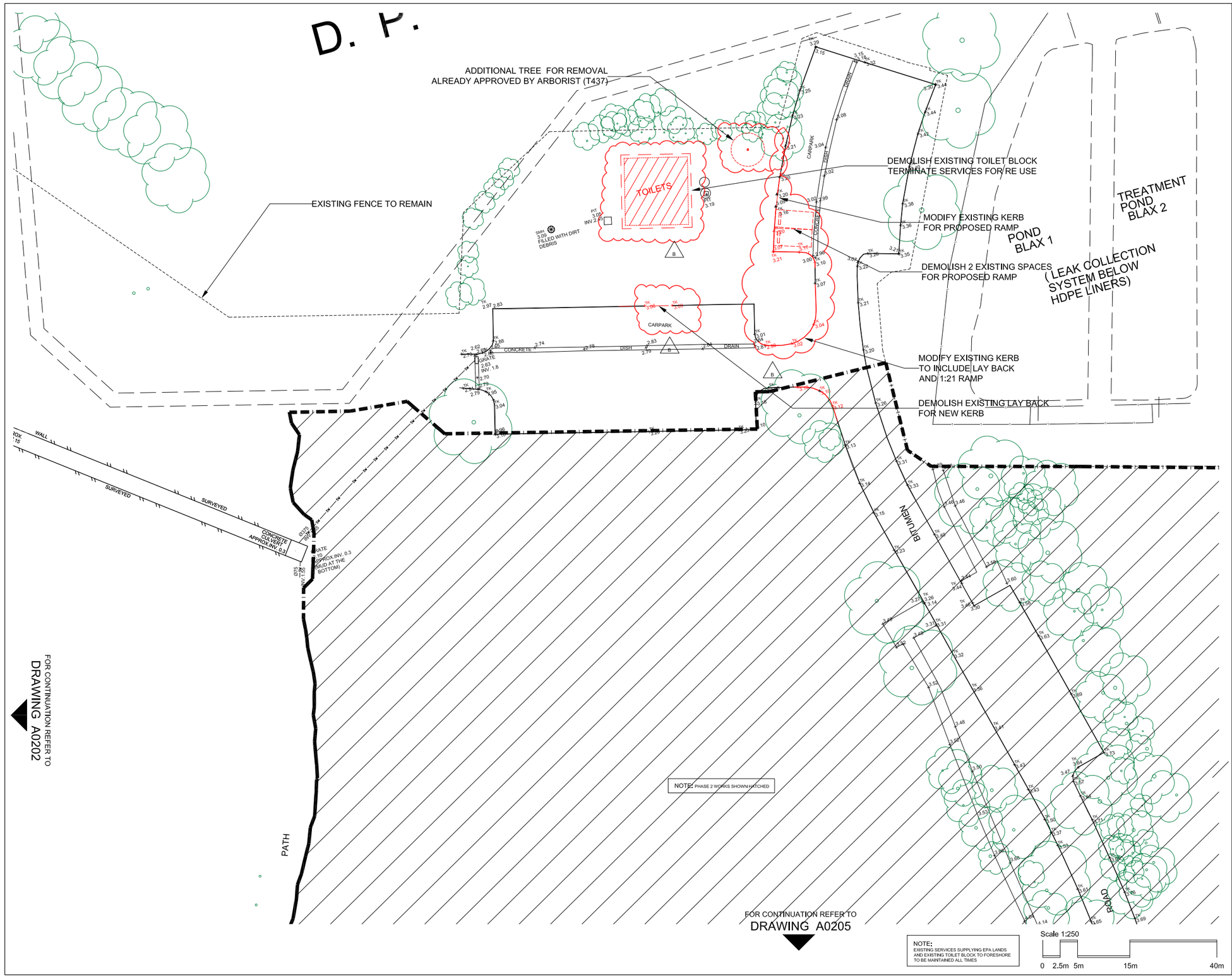

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A	ISSUE FOR CONSTRUCTION	AIC	01.12.20
B	EXISTING TOILET DEMOLISHED	AIC	15.03.22

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Russell Lee no. 6367

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02 9241 1899

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0407 264 381

STRUCTURAL + CIVIL ENGINEERS
TTW
45 CHANDOS ST, ST LEONARDS, NSW, 2065
02 9439 7266

MECHANICAL, ELECTRICAL, HYDRAULICS, FIRE, SPECIALIST LIGHTING, SECURITY, LIFTS, ESD ENGINEERS
LCI CONSULTANTS
4/73 WALKER ST, NORTH SYDNEY, NSW, 2060
02 9157 0570

FIELD OF PLAY
SPORTSENG
1/236 CAMBERWELL RD, HAWTHORN EAST, VIC, 3123
03 9539 6355

ACCESS
MORRIS GODDING
10/839 BOWMAN ST, PYRMONT, NSW, 2009
02 9692 9322

FIRE ENGINEERING
PBC
SUITE 303, LEVEL 3, 17 CASTLEREAGH STREET, SYDNEY, NSW 2000
02 8676 6040

BCA CONSULTANT
SWP
LEVEL 17/456 KENT ST, SYDNEY NSW 2000
02 9283 6555

QUANTITY SURVEYOR
RYDER LEVETT BUCKNALL
10/141 WALKER ST, NORTH SYDNEY, NSW, 2060
99222277

TRAFFIC ENGINEERING
TRAFFIX
SUITE 2 50 HOLT ST., SURRY HILLS, NSW 2010
02 8324 8700

CATERING
ETHOS URBAN
2 SHORT ST, LEICHHARDT, NSW, 2040
02 9550 0566

Client
CRICKET NSW

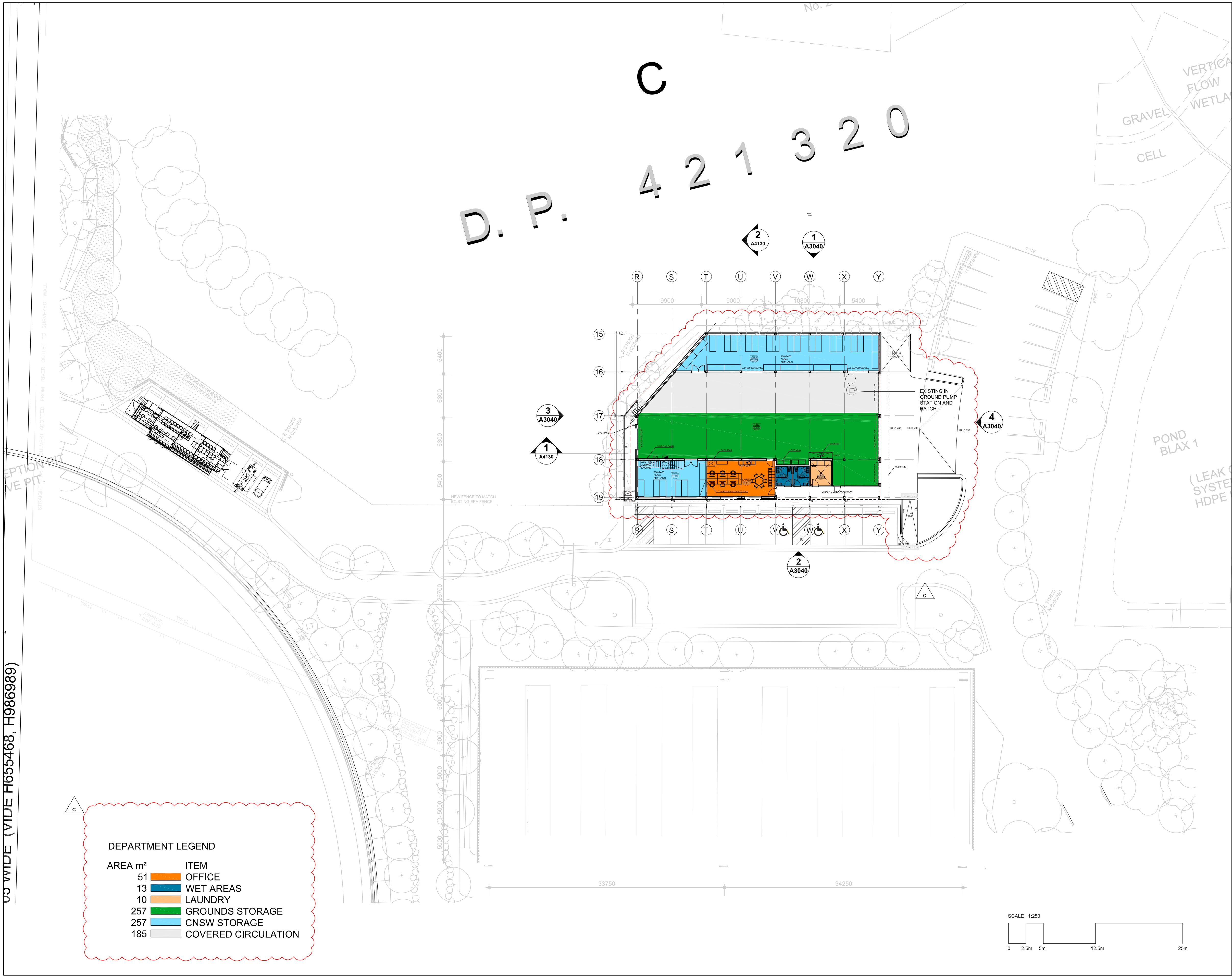
Project No.
219024.00

Project
CRICKET NSW COE
WILSON PARK
SYDNEY OLYMPIC PARK
SILVERWATER NSW

Drawing Title
SITE DEMOLITION PLAN
4 of 5

Document Control Status:
FOR CONSTRUCTION

CAD File	Drawn AC
Coordinated	Scale 1:250 @A1
Project Architect	Date 01.12.20
Project Director	Rev B
Drawing Number A0204	North



DEPARTMENT LEGEND

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13	WET AREAS
10	LAUNDRY
257	GROUNDS STORAGE
257	CNSW STORAGE
185	COVERED CIRCULATION

Rev	Description	By	Date
1	Issued For Information		26.07.19
2	Omit ex lease line		13.09.19
3	Issued For Information		17.10.19
4	Issued For Information		01.11.19
5	Issued For Information		21.11.19
6	Issued For Client Sign Off		05.03.20
7	Issued For Information @30%		26.03.20
A	Issue For Construction		26.03.21
B	Issue For Construction		08.07.21
C	REVISED DA SUBMISSION		15.03.22

Consultants

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STRUCTURAL + CIVIL ENGINEERS
TTW
48 CHANDOS ST, ST LEONARDS, N.S.W. 2065
02 9439 7288

MECHANICAL, ELECTRICAL, HYDRAULICS, FIRE, SPECIALIST LIGHTING, SECURITY, LIFTS, ESD ENGINEERS
LCI CONSULTANTS
4/73 WALKER ST, NORTH SYDNEY, N.S.W. 2060
02 9157 0570

FIELD OF PLAY
SPORTSENG
1/206 CAMBERWELL RD, HAWTHORN EAST. VIC. 3123
03 9939 6355

ACCESS
MORRIS GODDING
106/56 BOWMAN ST, PYRMONT, N.S.W. 2009
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SUITE 303, LEVEL 3, 17 CASTLEREAGH STREET, SYDNEY, NSW 2000
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99222277

TRAFFIC ENGINEERING
TRAFFIX
SUITE 2 50 HOLT ST, SURRY HILLS. N.S.W 2010
02 8324 8700

CATERING
ETHOS URBAN
2 SHORT ST, LEICHHARDT. N.S.W. 2040
02 9550 0566

Client
CRICKET NSW

Project No.
219024.00

Project
CRICKET NSW COE
WILSON PARK
SYDNEY OLYMPIC PARK
SILVERWATER NSW

Drawing Title
EAST NETS AND GROUNDS MAINTENANCE GENERAL ARANGEMENT PLAN

Document Control Status:

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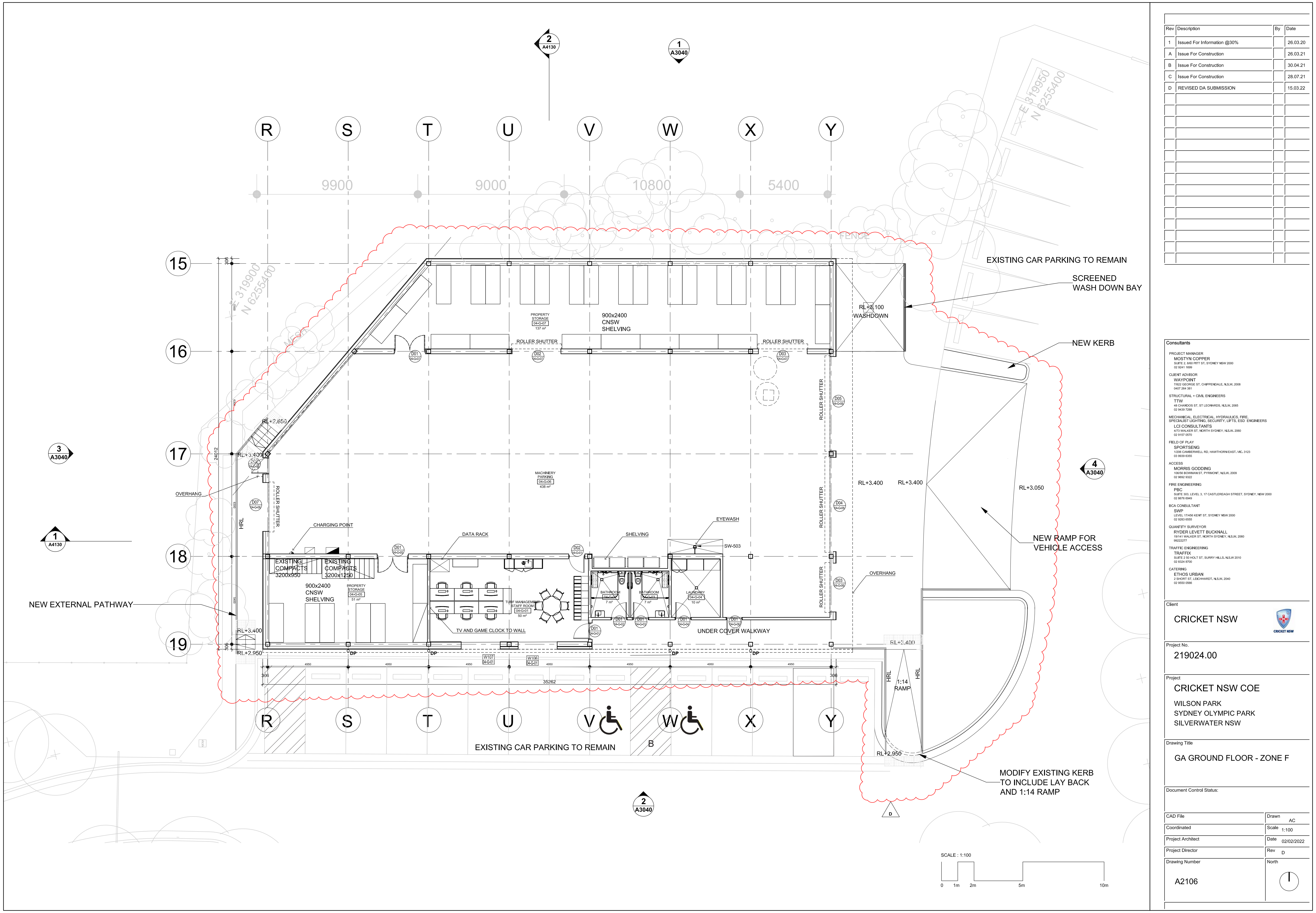
Coordinated		Scale	1:250
Project Architect		Date	02/02/2022
Project Director		Rev	C
Drawing Number	A1160	North	

COX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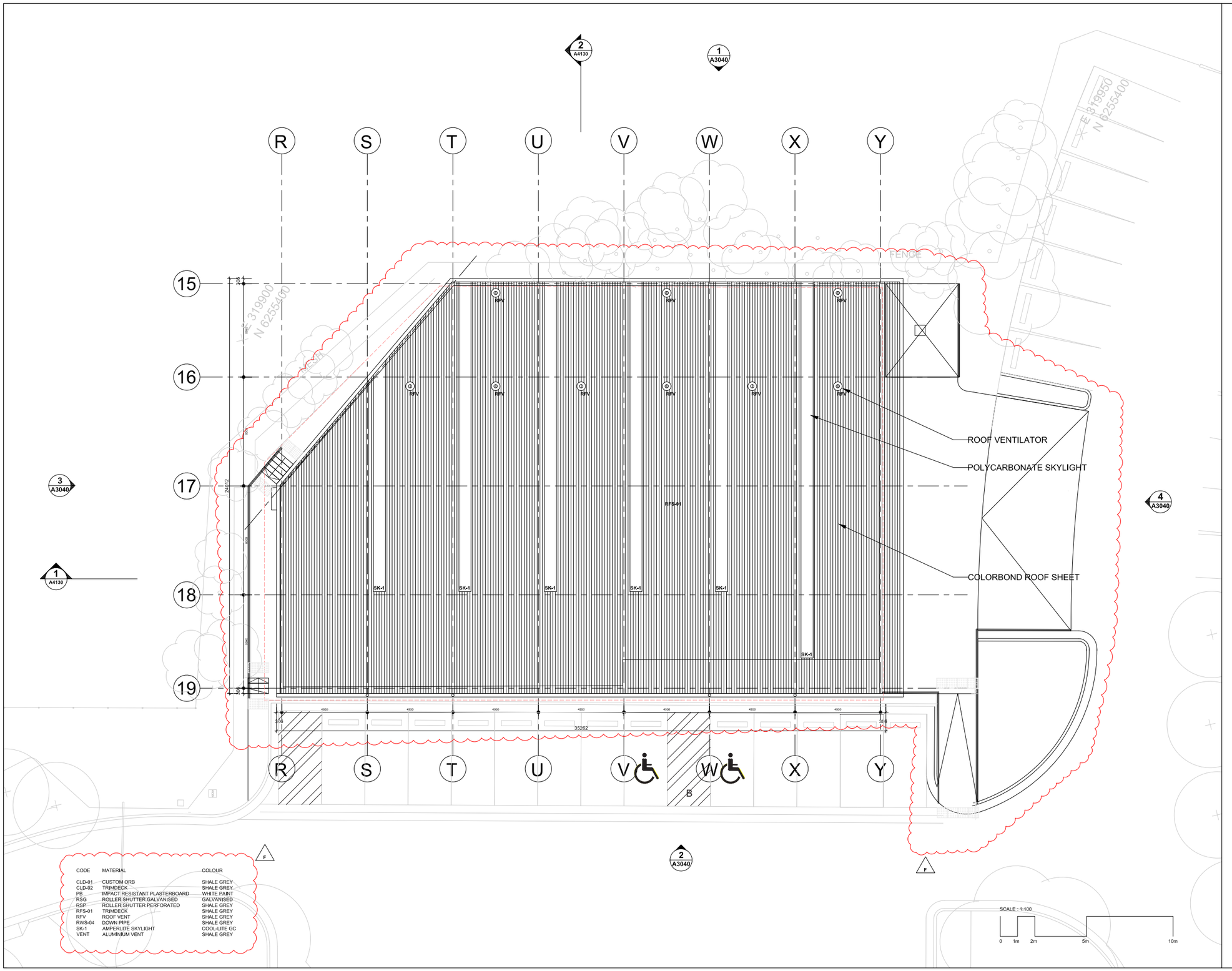
SCREENED WASH DOWN BAY
NEW KERB
NEW RAMP FOR VEHICLE ACCESS
MODIFY EXISTING KERB TO INCLUDE LAY BACK AND 1:14 RAMP
NEW EXTERNAL PATHWAY
EXISTING CAR PARKING TO REMAIN
900x2400 CNSW SHELVING
ROLLER SHUTTER
RL+3.100 WASHDOWN
RL+3.400
RL+3.050
RL+2.650
RL+2.950
EXISTING COMPACTS 3200x950
EXISTING COMPACTS 3200x1250
CHARGING POINT
DATA RACK
SHELVING
EYEWASH
TV AND GAME CLOCK TO WALL
UNDER COVER WALKWAY
OVERHANG
1:14 RAMP
9900
9000
10800
5400
SCALE : 1:100
Rev | Description | By | Date
1 | Issued For Information @30% | | 26.03.20
A | Issue For Construction | | 26.03.21
B | Issue For Construction | | 30.04.21
C | Issue For Construction | | 28.07.21
D | REVISED DA SUBMISSION | | 15.03.22
Client
CRICKET NSW
Project No.
219024.00
Project
CRICKET NSW COE
WILSON PARK
SYDNEY OLYMPIC PARK
SILVERWATER NSW
Drawing Title
GA GROUND FLOOR - ZONE F
Scale 1:100
Date 02/02/2022
Rev D
Drawing Number
A2106



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CLD-02	TRIMDECK	SHALE GREY
PB	IMPACT RESISTANT PLASTERBOARD	WHITE PAINT
RSG	ROLLER SHUTTER GALVANISED	GALVANISED
RSP	ROLLER SHUTTER PERFORATED	SHALE GREY
RFS-01	TRIMDECK	SHALE GREY
RFV	ROOF VENT	SHALE GREY
RWS-04	DOWN PIPE	SHALE GREY
SK-1	AMPERLITE SKYLIGHT	COOL-LITE GC
VENT	ALUMINIUM VENT	SHALE GREY

SCALE : 1:100

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Rev	Description	By	Date
1	Issued For Information @30%		26.03.20
A	Issued for Construction		26.03.21
B	Issued for Construction		30.04.21
C	Issued For Information		01.06.21
D	REVISED DA SUBMISSION		11.06.21
E	REVISED DA SUBMISSION		17.08.21
C	REVISED DA SUBMISSION		15.03.22

Consultants

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TTW
48 CHANDOS ST, ST LEONARDS, NSW, 2065
02 9439 7288

MECHANICAL, ELECTRICAL, HYDRAULICS, FIRE, SPECIALIST LIGHTING, SECURITY, LIFTS, ESD ENGINEERS
LCI CONSULTANTS
477 PACIFIC HWY, NORTH SYDNEY, NSW, 2060
02 9157 0570

FIELD OF PLAY
SPORTSENG
1/256 CAMBERWELL RD, HAWTHORN EAST, VIC, 3123
03 9939 8355

ACCESS
MORRIS GODDING
18/56 BOWMAN ST, PYRMONT, NSW, 2009
02 9692 9222

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02 9283 6555

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99222277

TRAFFIC ENGINEERING
TRAFFIX
SUITE 2.50 HOLT ST, SURRY HILLS, NSW 2010
02 9324 8700

CATERING
ETHOS URBAN
2 SHORT ST, LEICHHARDT, NSW, 2040
02 9550 0556

Client
CRICKET NSW

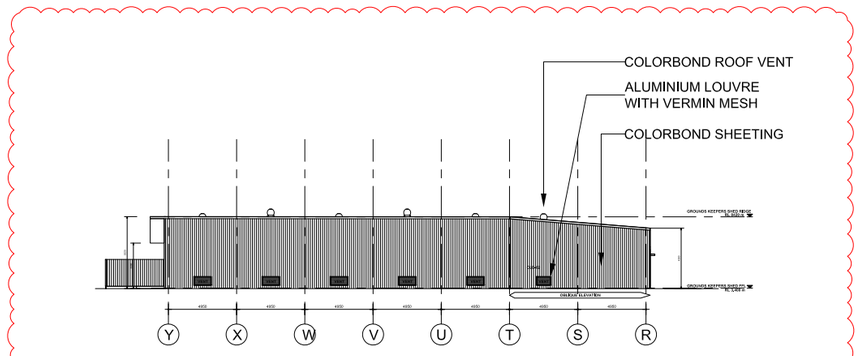
Project No.
219024.00

Project
CRICKET NSW COE
WILSON PARK
SYDNEY OLYMPIC PARK
SILVERWATER NSW

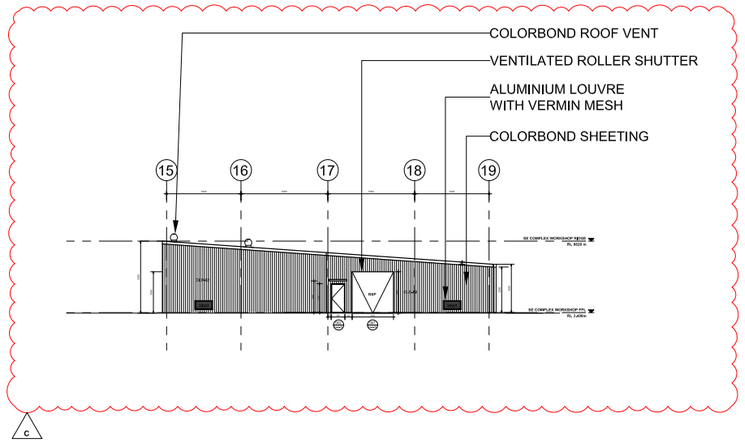
Drawing Title
GA ROOF PLAN - ZONE F

Document Control Status:

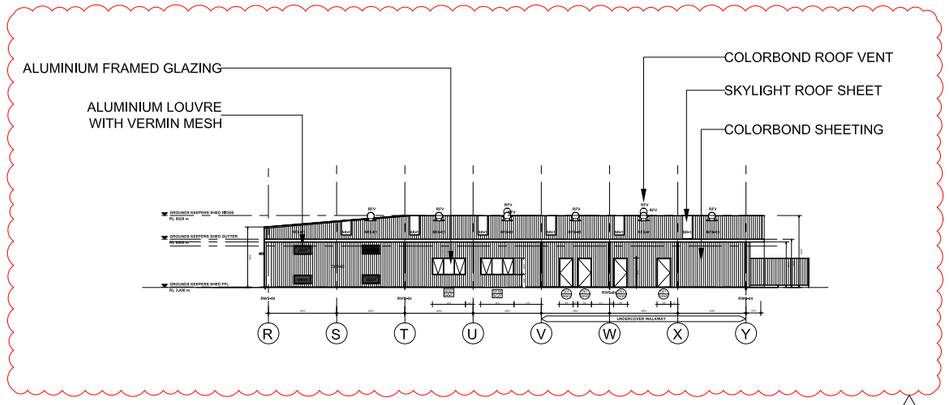
CAD File	Drawn AC
Coordinated	Scale 1:100
Project Architect	Date 02/02/2022
Project Director	Rev F
Drawing Number A2126	North



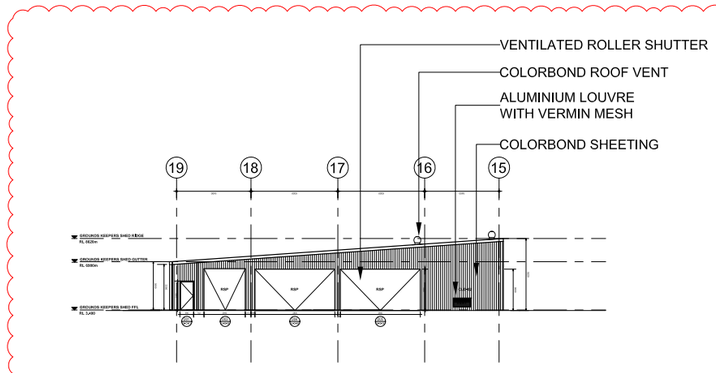
1 A1160 NORTH ELEVATION
SCALE 1:200



3 A1160 WEST ELEVATION
SCALE 1:200



2 A1160 SOUTH ELEVATION
SCALE 1:200



4 A1160 EAST ELEVATION
SCALE 1:200

CODE	MATERIAL	COLOUR
CLD-01	CUSTOM ORB	SHALE GREY
CLD-02	TRIMDECK	SHALE GREY
PB	IMPACT RESISTANT PLASTERBOARD	WHITE PAINT
RSG	ROLLER SHUTTER GALVANISED	GALVANISED
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RFS-01	TRIMDECK	SHALE GREY
RFV	ROOF VENT	SHALE GREY
RWS-04	DOWN PIPE	SHALE GREY
SK-1	AMPERLITE SKYLIGHT	COOL-LITE GC
VENT	ALUMINIUM VENT	SHALE GREY

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A	Issued for Construction		26.03.21
B	Issued for Construction		22.07.21
C	REVISED DA SUBMISSION		15.03.22

Consultants

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STRUCTURAL + CIVIL ENGINEERS
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45 CHANDOS ST, ST LEONARDS, NSW, 2065
02 9439 7266

MECHANICAL, ELECTRICAL, HYDRAULICS, FIRE, SPECIALIST LIGHTING, SECURITY, LIFTS, ESD ENGINEERS
LCI CONSULTANTS
4/73 WALKER ST, NORTH SYDNEY, NSW, 2060
02 9157 0570

FIELD OF PLAY
SPORTSENG
1/206 CAMBERWELL RD, HAWTHORN EAST, VIC, 3123
03 9538 6355

ACCESS
MORRIS GODDING
108/56 BOWMAN ST, PYRMONT, NSW, 2009
02 9692 9322

FIRE ENGINEERING
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SUITE 303, LEVEL 3, 17 CASTLEREAGH STREET, SYDNEY, NSW 2000
02 9078 6040

BCA CONSULTANT
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02 8324 8700

CATERING
ETHOS URBAN
2 SHORT ST, LEICHHARDT, NSW, 2040
02 9550 0566

Client
CRICKET NSW

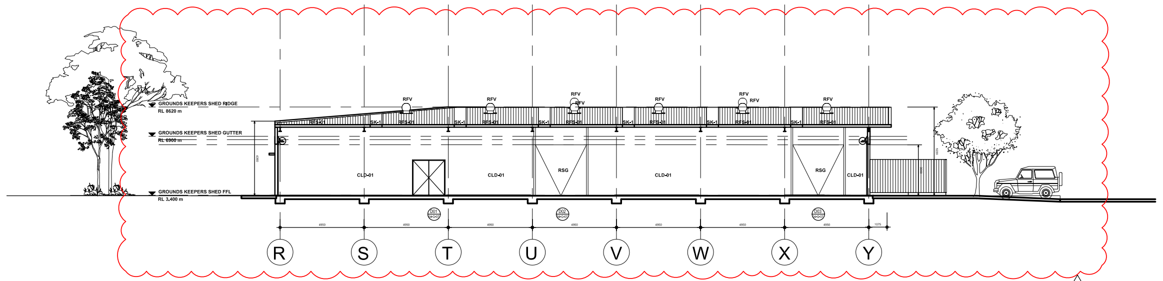
Project No.
219024.00

Project
CRICKET NSW COE
WILSON PARK
SYDNEY OLYMPIC PARK
SILVERWATER NSW

Drawing Title
MAINTENANCE BUILDING ELEVATIONS

Document Control Status:

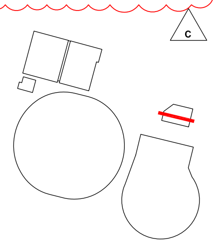
CAD File
Drawn AC
Coordinated
Scale 1:200
Project Architect
Date 02/02/2022
Project Director
Rev C
Drawing Number
A3040
North

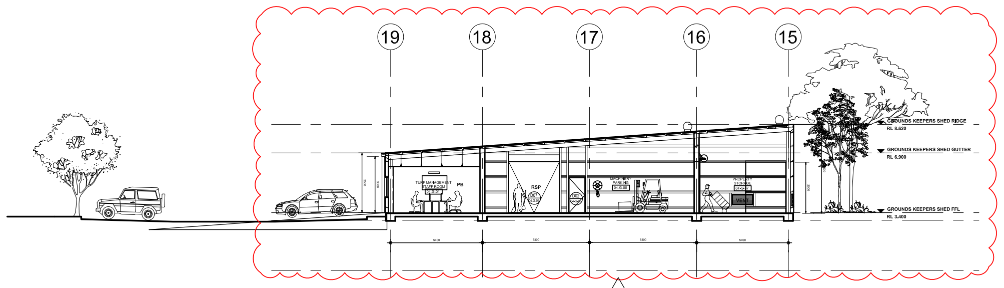


1 / A1160

EAST WEST SECTION MAINTENANCE BUILDING

SCALE 1 : 200





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NORTH SOUTH SECTION MAINTENANCE BUILDING

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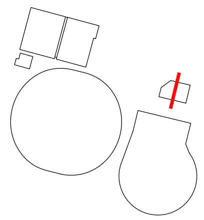
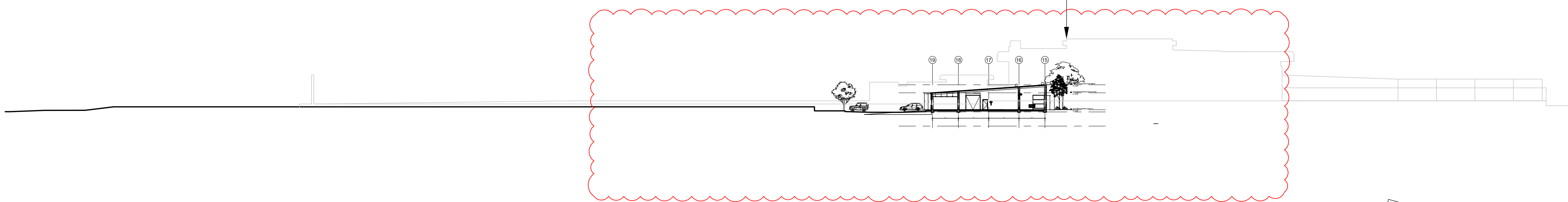


C

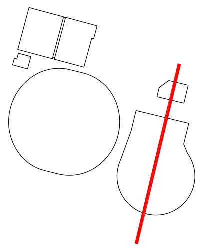
CODE	MATERIAL	COLOUR
CLD-01	CUSTOM ORB	SHALE GREY
CLD-02	TRIMDECK	SHALE GREY
PB	IMPACT RESISTANT PLASTERBOARD	WHITE PAINT
RSG	ROLLER SHUTTER GALVANISED	GALVANISED
RSP	ROLLER SHUTTER PERFORATED	SHALE GREY
RFS-01	TRIMDECK	SHALE GREY
RFV	ROOF VENT	SHALE GREY
RWS-04	DOWN PIPE	SHALE GREY
SK-1	AMPERLITE SKYLIGHT	COOL-LITE GC
VENT	ALUMINIUM VENT	SHALE GREY



3 / A2206

SITE SECTION NORTH SOUTH MAINTENANCE BUILDING

SCALE 1 : 500



Rev	Description	By	Date
1	Issued For Information		17.10.19
2	Issued For Information		21.11.19
3	Issued For Information		17.02.20
4	Issued For Client Sign Off		05.03.20
5	Issued For Information @30%		26.03.20
A	Issued for Construction		26.03.21
B	Issued for Construction		22.07.21
C	REVISED DA SUBMISSION		15.03.22

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Client
CRICKET NSW

Project No.
219024.00

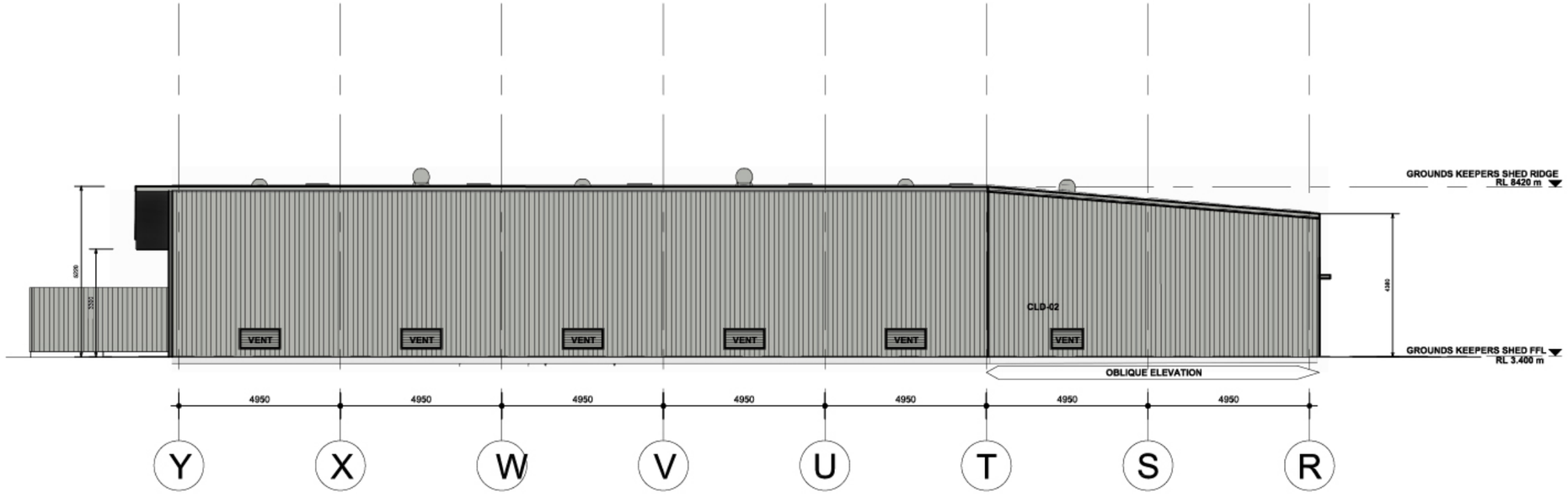
Project
CRICKET NSW COE
WILSON PARK
SYDNEY OLYMPIC PARK
SILVERWATER NSW

Drawing Title
SECTION MAINTENANCE BUILDING

Document Control Status:

CAD File		Drawn	AC
Coordinated		Scale	1:200
Project Architect		Date	02/02/2022
Project Director		Rev	C
Drawing Number	A4130	North	

COX



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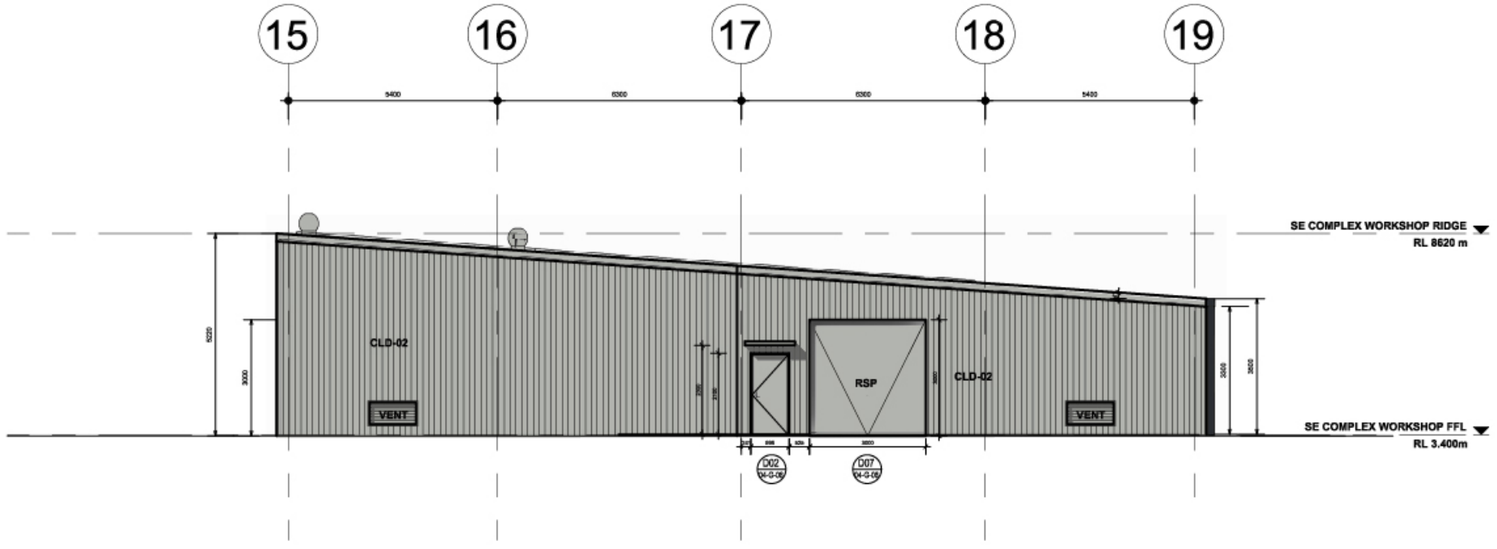
NORTH ELEVATION

SCALE 1 : 200



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WEST ELEVATION

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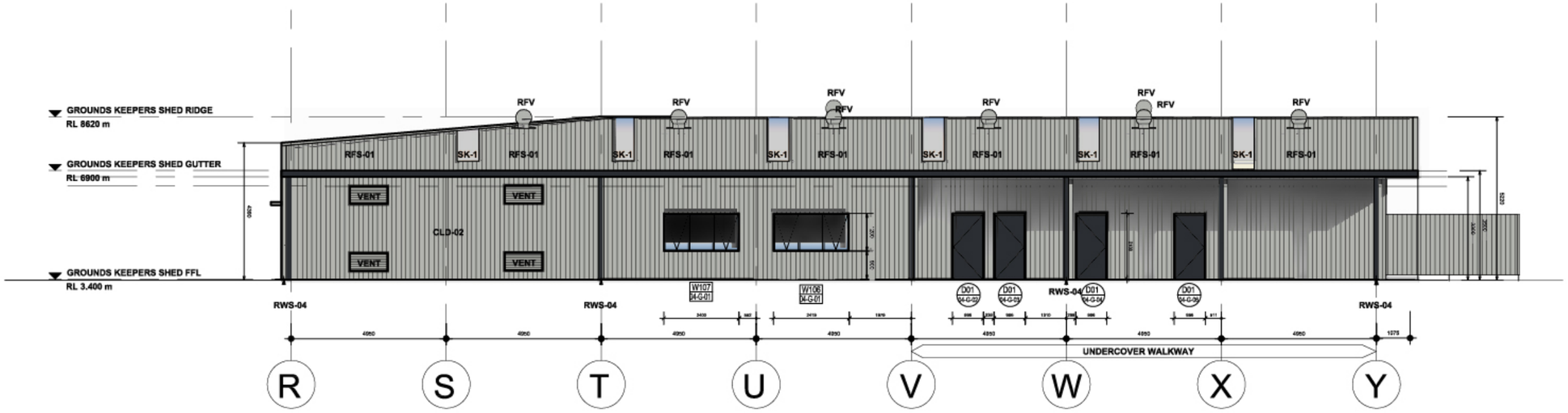

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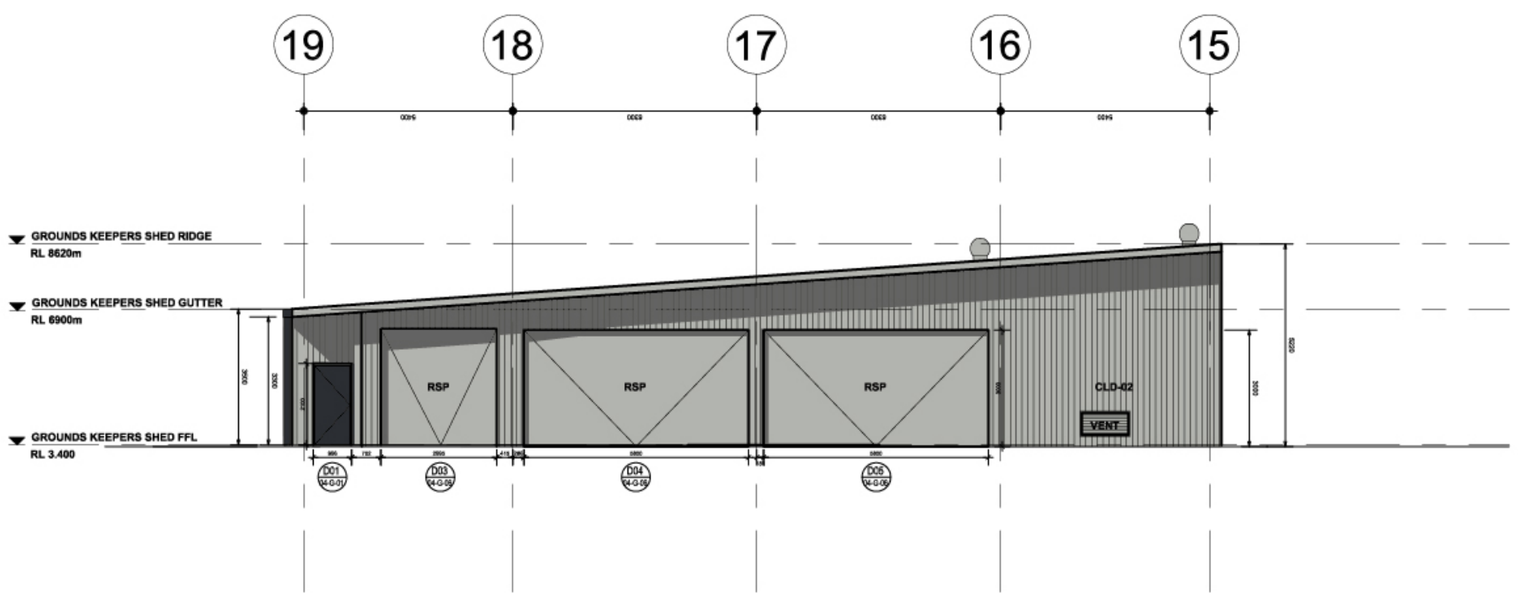
SOUTH ELEVATION

SCALE 1 : 200



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A1160

EAST ELEVATION

SCALE 1 : 200

COX

Appendix C
SDRP Advice

29 May 2019

Michael Dalton
Cricket NSW

Via email –
Michael.dalton@cricketnsw.com.au

PROJECT: Cricket NSW Centre for Excellence, Sydney Olympic Park
RE: SDRP SESSION 31 – 22.05.19 (first review)

Dear Michael,

Thank you for the opportunity to review the design for this project at an early stage. Please find a summary below arising from the design review session held on 22.05.19.

The following commentary provides advice and recommendations for the project:

The panel supports masterplan option 2 as a reasonable strategy for the project.
The panel recommends renegotiation of the lease line as necessary to enable this masterplan to be implemented.
The panel identified an opportunity for greater connection to open spaces along the riverbank and removal of fences to the treatment mounds currently fenced and off-limits to the public. Creation of a contiguous open space between the Cricket NSW facility and the riverfront is desirable and any avenues to achieve this should be explored.
The panel recommends development of the scheme incorporate the following strategies:

- Maintain public access to the foreshore;
- Incorporate public toilets and amenities into the Cricket Centre to enable the removal of the existing toilet block;
- Implement a plan of management to ensure long term public access to the parklands and community oval;
- The community oval should not be fenced. A white picket fence to the ICC oval is acceptable;
- Minimise hard infrastructure, in particular incorporate landscape strategies such as swales to resolve drainage and overland flow issues;
- Retain existing vegetation around the edges of the parkland;
- Confirm traffic and parking impacts and how additional vehicles will be accommodated;
- Illustrate connections to other parts of Sydney Olympic Park, wayfinding and lighting strategies.

The following material should be provided at the next SDRP:

1. Detail floor plans, sections and 3D views, materials and finishes proposed.
2. Detail landscape plan.
3. Sustainability strategies.
4. Comprehensive traffic and parking strategy.
5. Confirm status of contaminated lands including timeline for reincorporation of these into the parklands and public use.

Please contact GANSW Design Advisor, Carol Marra (Carol.Marra@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,

Rory Toomey
Principal Design Excellence - Government Architect NSW
Chair, SDRP

CC

NSW SDRP Panel members	Abbie Galvin, Helen Lochhead, Matt Pullinger, Rory Toomey (Chair)
GANSW Design Advisor	Carol Marra
SOPA	Alix Carpenter, Julie Currey
Waypoint	Simon Tiverios
COX	Joe Agius, Anthony Crozier
MostynCopper	Will Seabourne

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03 October 2019

Michael Dalton
Cricket NSW

Via email –
Michael.dalton@cricketnsw.com.au

PROJECT: Cricket NSW Centre for Excellence, Sydney Olympic Park
RE: SDRP SESSION 40 – 25.09.19 (second review)

Dear Michael,

Thank you for the opportunity to review the design for this project. Please find a summary below arising from the design review session held on 25.09.19.

Following the first review, recommendations included several design issues to be addressed and request was made that the preferred masterplan be reconsidered. This has not been undertaken for the second review and consequently the current masterplan proposal is not supported.

While acknowledging the design team's position in stating that the community oval cannot be located to the north and the reasons given, the outcome presented at SDRP 02 is unconvincing. The current proposal has considered the specific operational requirements of the brief and how it serves the cricket community but has neglected consideration to the wider public and the public domain.
A high-level investigation of further masterplan options is warranted prior to lodgment of the EIS to address concerns around location and aggregation of built form, program, quality of buildings and their relationship to the site and the overall relationship of the facility to the wider context.

Investigating the above issues should also address the following commentary:

- The building currently presents as a sealed large box and does not engage with its context. Further consideration is required to the building's scale, transparency, legibility, visual presentation to Silverwater Rd and engagement with the public domain;
- Consider how the built form could be broken up, redistributed throughout the site or potentially located partially over the carpark to improve the Centre's address to Silverwater Rd and enable reworking of the masterplan;
- Consider how the building can incorporate safety by design measures including passive surveillance, clear sightlines from and to the ovals, and clarity of wayfinding for public amenities;
- Provide thermal modelling to demonstrate interior conditions will achieve comfort and provide details of all proposed ESD strategies;
- Provide a detail landscape plan and confirm retention of existing vegetation around the edges of the parkland;

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- Illustrate connections to other parts of Sydney Olympic Park, wayfinding and lighting strategies.
- Demonstrate how the provision of approximately 160 carparking spaces will adequately serve the predicted 50,000 yearly visitations;

Please refer to the design package requirements form for information on materials to be provided at the next SDRP. We recommend the project return to the SDRP during the RtS stage.

Please contact GANSW Design Advisor, Carol Marra (Carol.Marra@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,

Rory Toomey
Principal Design Excellence - Government Architect NSW
Chair, SDRP

CC

NSW SDRP Panel members	Helen Lochhead, Matt Pullinger, Rory Toomey (Chair)
GANSW Design Advisor	Carol Marra
SOPA	Alix Carpenter, Julie Currey
Waypoint	Simon Tiverios, Chris Dare
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COX

07 April 2020

Michael Dalton
Cricket NSW

Via email –
Michael.dalton@cricketnsw.com.au

PROJECT: Cricket NSW Centre for Excellence, Sydney Olympic Park
RE: SDRP SESSION 50 – 25.03.20 (third review)

Dear Michael,

Thank you for the opportunity to review the design for this project. Please find a summary below arising from the design review session held on 25.03.20.

Following the first and second review, recommendations included several design issues to be addressed and a request was made that the proponent's preferred masterplan be reconsidered.

The design team's presentation demonstrated rigorous options testing of the numerous constraints affecting the site. The rationale for the selected masterplan is acknowledged and accepted, noting it still contradicts earlier advice. The issues outlined below are still to be resolved and should be addressed as part of the Response to Submissions:

- A 1.8m high palisade fence around the entire perimeter of the project site and down to the foreshore is not an acceptable interface with the public domain. Wherever possible buildings should serve as the secure line. In addition, the materiality and style of fencing should be revised to incorporate greater transparency and to better integrate with proposed landscape treatments. Tensile mesh fencing such as X-Tend mesh would give transparency plus appropriate security.
- The fencing strategy around the community oval should be reconsidered to enable public access 24/7. This is the norm for community ovals.
- The visual impact of the cricket nets located along the foreshore should be minimised. Further detail is required to confirm the structure and materiality of this extent of fencing.
- Show relationships between the spaces around and within the compound in cross sections to clarify levels, fencing, sight lines and spatial quality.
- The expression of the buildings has developed positively and addressed previously raised concerns, presenting as an ensemble appropriately scaled to their park setting.
- The extensive use of transparent materials such as 'Danpalon' is supported but external shading should be considered to west facing walls.
- The elevations clad in lightweight materials such as FC sheet are not yet as convincing, and could benefit from a more solid material selection, further reinforcing the civic quality and scale of the building.
- Provide thermal modelling to demonstrate proposed ESD strategies will work as intended.
- Provide a detailed landscape plan and confirm retention of existing vegetation around the edges of the parkland.

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Please contact GANSW Design Advisor, Carol Marra (Carol.Marra@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,

Rory Toomey
Principal Design Excellence - Government Architect NSW
Chair, SDRP

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NSW SDRP Panel members	Helen Lochhead, Matt Pullinger, Rory Toomey (Chair)
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DPIE	Karl Fetterplace
Cricket NSW	Michael Dalton
SOPA	Alix Carpenter
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COX	Russell Lee, John Ferendinos, Anthony Crozier, Joe Agius
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