

Project	URBN SURF Wave Park – Parklands Carpark 5 Pod B,
Presentation / Review Date	2 February 2017
Panel Present	Peter Poulet (Chair) Romilly Madew (via teleconference) Bill Tsakalos Peter Mould John Choi Caroline Pidcock Prof Peter Webber Garry Fielding Assoc Prof Linda Corkery (apologies - issues submitted via email)
COI Declaration	None
Also Present	Charles Moore, Julie Currey, Nick Hubble (part), Peter Serrao, Ben Woods, David Martin - SOPA
Presenters	Ben McCarthy (URBN Surf Sydney P/L) Jimmy Thompson – (MJA architects) Matt Middleton – (MJA architects) Adrian McGregor - McGregor Coxall Landscape Architects Joanne McGuinness – (SJB Planning)
Documents made available	Power Point Presentation and A3 colour handout
Inherited decisions	Parklands Plan of Management
Previous relevant SOPA Advice	Not applicable.
General Observations/ Overall Comment	The proposal is relevant to the <i>Parklands Plan of Management</i> (2010) and is to be assessed as State Significant Development (SSD). The Request for Secretary’s Environmental Assessment Requirements (SEARs) document was circulated to DRP members as a briefing package prior to the DRP session.
Primary Design Objective	DRP acknowledges the proponent’s primary objective to develop a “world class sport, leisure, tourism and event facility” and a destination in its own right.
Positives	<ul style="list-style-type: none"> • Concept design approach is generally supported; • ‘<i>Breezy, permeable relaxed</i>’ concept approach and use of sustainable materials is generally supported. • Overall site planning, ‘sinuous’ configuration of built forms response to the geometry of the ‘wave lagoon’ water body and seamless indoor-outdoor design approach are commended; • The facility has a good visual fit within the established native parkland setting as ‘<i>built forms in landscape</i>’; • Edge interface design treatments utilising ‘<i>built form as perimeter</i>’ including cantilevers, elevated viewing areas and restricted use of conventional chain mesh fencing is supported; • Legible corner entry/primary public access onto Holker Street is supported; and • Proposed landscaped berm interfaces with the existing vegetated carpark perimeter are supported.
Issues	<p>The DRP had the following comments / concerns:</p> <p>PUBLIC DOMAIN INTERFACES</p> <ul style="list-style-type: none"> • Holker St and southern section of public carpark 5 (Pod b) are confirmed as the primary public arrival points requiring detailed consideration of levels and ‘primary paths of travel’;

	<ul style="list-style-type: none"> • Back of house/Service entry points, staff carparks and Event/Corporate Area access require further design development to reduce potential negative visual impacts; and • Consideration of non-car transport modes such as public bus, school bus, active transport and future light rail (Holker St). <p>LANDSCAPE ARCHITECTURAL ISSUES</p> <ul style="list-style-type: none"> • The design of the lower level 'garden' area to address 'social interactions' appropriate to Western Sydney multi-cultural visitor groups and differing attitudes to water-play (informed by usage of existing water-play features within the parklands ie Bicentennial Park and Blaxland Riverside Park); • The design of the lower level 'garden area' to consider robustness for higher levels of patronage. ie compaction of turf; • The design of the 'garden' area also requires consideration of selection of robust material and surface treatments suited to higher levels of patronage; and • Future submissions should include the landscape plan and details prepared by the Landscape Architect, especially addressing the issues of deep soil planting and shade. <p>SUSTAINABLE DESIGN ISSUES</p> <ul style="list-style-type: none"> • Consideration of 'best practice approach' to the design of sustainability elements to reflect ESD principles outlined in the Authority's Environmental Guidelines : http://www.sopa.nsw.gov.au/_data/assets/pdf_file/0008/34462/7/Environmental_Guidelines_2008.pdf • Ambitious sustainability targets (as opposed to details) were not expressed, and should be considered. Use of Greenstar and/or Living Building Challenge frameworks and targets should be considered; • The panel thought the project should be assessed as a whole, not separating the building and the wave park; • Stormwater design integration with the existing Water Sensitive Urban Design (WSUD) carpark swale system be considered; • Technical investigations of water source and potential use of WRAMS (non-lagoon uses) is recommended; • Technical investigations of alternative energy sources relevant to wave lagoon operations and buildings is recommended; and • Consider educational opportunities for communication of sustainable design features associated with the facility. <p>BUILDABILITY (EARTHWORKS)</p> <ul style="list-style-type: none"> • Approach to balance 'cut & fill' volumes for land forming was supported given the significant scale of bulk earthworks.
<p>Recommendations</p>	<p>The DRP recommends further investigation into:</p> <ul style="list-style-type: none"> • Landscape berm treatments and access compliant pedestrian movement interfaces with the P5b carpark perimeter, impact/removal of existing established trees and sectional landscape design of proposed batters including details of

	<p>planting, retaining walls etc;</p> <ul style="list-style-type: none"> • Thermal comfort of visitors within the lagoon shoreline 'spectator' area to ensure adequate shade amenity (particularly during warmer seasons) using structures ie umbrellas and/or shade tree plantings. Ornamental palms were noted as generally not providing sufficient shade amenity; and • Durability of landscape surfacing such as 'natural turf' shown in higher use recreation areas ie 'The Garden'/lagoon edge zone, 'Hill' and 'Corporate Events Area' be reviewed as fit-for-purpose. Consider synthetic alternatives appropriate to high-use regimes.
Recommended Action	<p>The DRP requested the above issues be addressed by the proponent prior to DA lodgement and a follow up design presentation after DA submission (to review work-in-progress at design development stage).</p> <p>Timing of second DRP presentation to be confirmed with the Authority.</p>
Recommended Supporting Action	<p>SOPA to consider advice from the Green Building Council of Australia (GBCA) on sustainable design strategy appropriate to recreational facilities and potential scope of sustainable design elements.</p> <p>SOPA to provide more status update on future Light Rail corridor planning (Holker St) in conjunction with TfNSW.</p> <p>SOPA to consider potential impacts on the adjoining Mountain X/BMX facility.</p> <p>Joint consideration of potential recreational and educational opportunities linked to SOPA's site based learning and school excursion programs.</p>
Circulation of Advice	SOPA, proponents.