

Our Ref: 2190029
11 July 2019

Mr Jim Betts
Secretary
GPO BOX 39
Sydney NSW 2001

Dear Mr Betts

Cricket NSW Centre of Excellence - Request for Secretary's Environmental Assessment Requirements

We are writing on behalf of Cricket NSW, the proponent for the proposed development for the Cricket NSW Centre of Excellence at Wilson Park, Newington Road, Silverwater .

The Cricket NSW Centre of Excellence will see the development of 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.

As the proposal is for the purposes of development within Sydney Olympic Park that is an identified site under Schedule 2 of *State Environmental Planning Policy (State and Regional Development) 2011* and that has a capital investment value in excess of \$10 million, it is State Significant Development (SSD) for the purposes of *the Environmental Planning and Assessment Act 1979 (the Act)*.

In accordance with Clause 3 of Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the purpose of this letter is therefore to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the proposed development.

To support the request for the SEARs this letter provides an overview of the proposed development, sets out the statutory context, and identifies the key likely environmental and planning issues associated with the proposal.

1.0 The Site

The site is located at Wilson Park, Newington Road, Silverwater. It has frontages to Parramatta River (north) Silverwater Correctional Complex (east), Newington Road (south) and Silverwater Road (west). The site's legal description is Lot C DP 421320. The site is irregular in shape and is approximately 5.2ha, refer to **Figure 1**. The existing site is predominantly flat where the main playing fields are located. Existing easements run from the south to the north through the site.

The site is currently operating as a park which is managed by Sydney Olympic Park Authority (SOPA). The site includes three separate playing fields and a 450-seat covered grandstand and an associated car park. Wilson Park is built on two remediated landfill mounds and supported with a fenced bioremediation treatment system, which is located in the north east quarter of the park but does not form part of the site area for the purposes of the proposed development. Harvested stormwater is used for irrigation for the site.



 The Site

Figure 1 Aerial view of site

Source: Nearmaps

Immediately surrounding the site is a range of commercial, industrial and residential uses of varying ages and architectural styles.

2.0 Description of proposed development

Cricket NSW intends to deliver a state-of-the-art dedicated year-round training and administration facility that services the community and the needs of elite cricketers across Sydney as well as meets Cricket NSW's strategic direction.

Cox Architecture has prepared a concept Site Masterplan. Refer to **Figure 2** for an image of the proposal.

The SSD application will seek consent for:

- An International Cricket Council compliant cricket oval 136m long x144m wide (16,040m²) and associated seating;
- A community cricket oval with a diameter of 95m (6365m²);

- Outdoor practice nets with 71 wickets;
- A double height (8m) indoor training facility with 15 wickets;
- A two storey, centre of excellence including an internal atrium, gymnasium, community facilities, medical centre, business offices;
- Associated car parking; and
- A single storey shed for machinery.

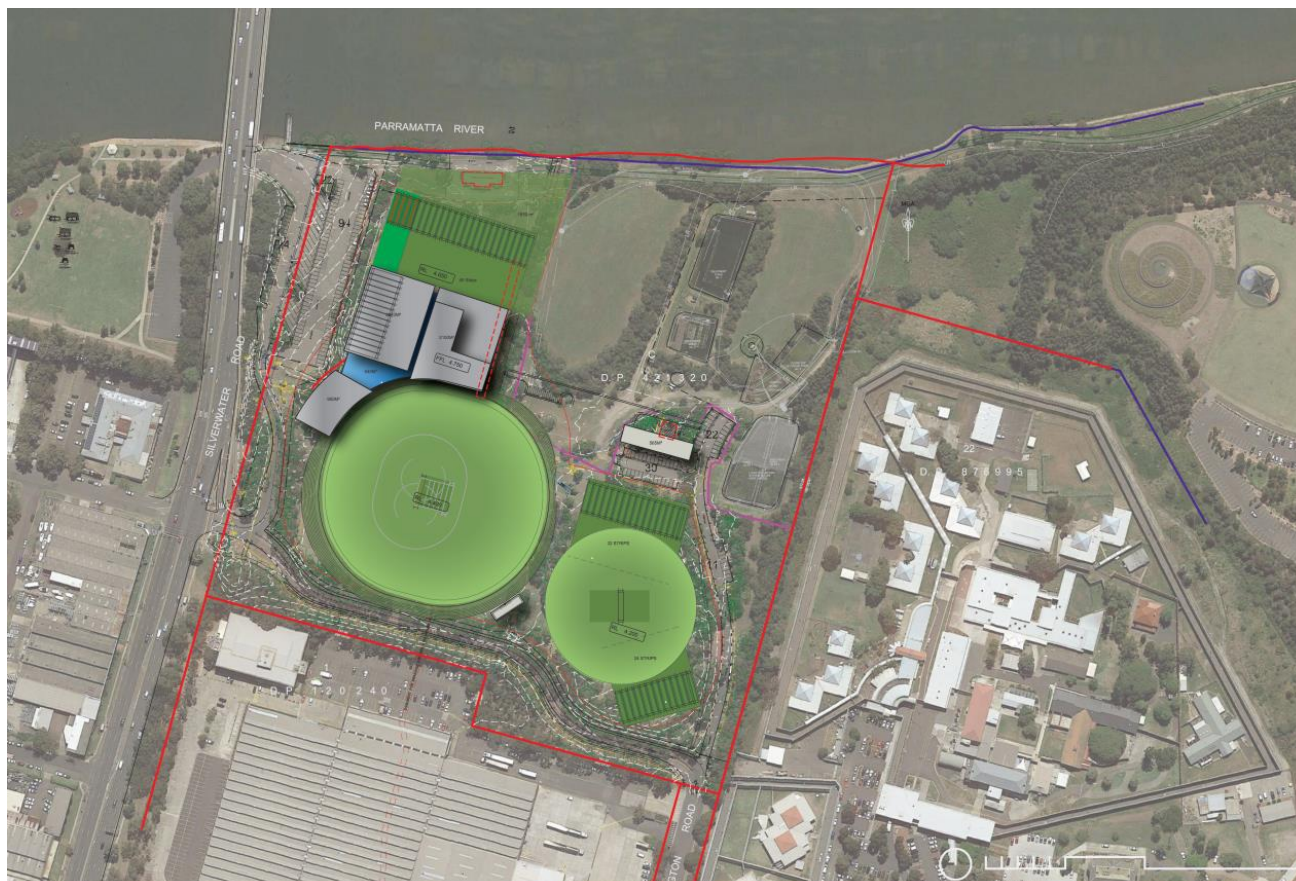


Figure 2 Site Masterplan

Source: Cox Architecture

3.0 Planning context

The following are the key relevant legislation and environmental planning instruments that will apply to the proposed development

3.1 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development which is declared to be State Significant. Clause 2 of Schedule 2 of the Policy provides that:

“Development that has a capital investment value of more than \$10 million on land identified as being within any of the following sites on the State Significant Development Sites Map:

(f) Sydney Olympic Park Site,” is declared to be State Significant.

As the proposal is located in Sydney Olympic Park and has a total estimated CIV of over \$10 million, it is considered to be SSD.

3.2 Environmental Planning and Assessment Act 1979

The Act establishes the assessment framework for SSD. Under Section 4.38 of the Act the Minister for Planning is the consent authority for SSD. Section 4.12(8) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

3.3 State Environmental Planning Policy (State Significant Precincts) 2005

Schedule 3 of SEPP (State Significant Precincts) 2005 identifies Sydney Olympic Park as a State Significant Precinct and establishes the statutory land use controls for the Sydney Olympic Park and the site. In this regard, the following applies to the site:

- Zoning: RE1 Public Recreation;
- Building Height: Not mapped; and
- Floor Space Ratio: Not mapped.

3.4 Other planning policies

In addition to the above, the following policies are relevant to the site and will need to be considered as part of the SSD application:

- State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55);
- State Environmental Planning Policy (Infrastructure) 2007;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Greater Sydney Region Plan;
- Central City District Plan;
- Transport for NSW's Future Transport 2056;
- State Infrastructure Strategy 2018-36;
- Sydney Olympic Park Master Plan 2030;
- Sydney Olympic Park Master Plan 2030 (2016 Review);
- Sydney Olympic Park Access Guidelines 2011;
- Sydney Olympic Park Major Event Impact Assessment Guidelines;
- Sydney Olympic Park Urban Elements Design Manual;
- Sydney Olympic Park Environmental Guidelines; and
- Sydney Olympic Park Stormwater and Water Sensitive Urban Design Policy.

The EIS will provide an assessment of the proposed development against the above instruments and policies and will provide justification for any variations proposed (if applicable).

4.0 Overview of likely environmental and planning issues

The impacts and risks associated with the proposal are summarised below and will be addressed in detail in the EIS. Overall, the risks from the proposal are considered to be low, as development is concentrated within the existing sports ground and will not generate any adverse environmental impacts that cannot be managed appropriately.

4.1 Urban Design and Built Form

The EIS will address the height, density, bulk and scale of the proposed development within the context of the locality. The application will demonstrate how the proposal integrates with the local environment, and how the form, layout and siting of the buildings achieve appropriate design and amenity outcomes for users of the site, and surrounding properties.

The EIS will include a comprehensive response in relation to:

- The proposed buildings, and will assess compatibility with the scale of the surrounding built form;
- The proposed development in terms of scale and density and will assess consistency with the character of the area;
- The visual impact of the proposal;
- The integration with Sydney Olympic Park; and
- The development in terms of materials and finishes.

4.2 Environmental Amenity

The EIS will assess any amenity impacts on adjoining properties including acoustic impacts, and how the proposal intends on mitigating impacts where they do occur.

4.3 Traffic and Parking

There will be an increase in traffic volumes and parking demand in the locality in addition to changes to the drop-off/pick-up arrangement and vehicular access/egress to the site. There will also be impacts on the existing users of the car park.

The traffic and parking implications of development will be considered, and a traffic and parking assessment will be prepared by a specialist traffic consultant and submitted with the EIS. The report will assess the access arrangements and the design and operation of the proposed parking.

4.4 Tree Removal and Landscaping

The proposal will require the removal of selected trees. The future application will need to assess the health and significance and potential impacts on trees within and adjoining the site. The DA will also need to outline the landscape strategy for the site and detailed landscape works to support the new buildings.

4.5 Biodiversity, Flora and Fauna

Ecological impacts will be assessed by a qualified consultant and the assessment will be provided with the submission of the EIS.

4.6 Geotechnical / Site Contamination

Wilson Park is a former Gasworks site; today the majority of the site is used as playing fields with mature trees generally located around the peripheries. A landfill leachate treatment plant is located to the north-east of the site (part of the overall Wilson Park) and shares the same boundary with the site. The north eastern quarter of the Park (to the north east of the subject site) had two mounds which are approximately 100 to 110 m in length. These mounds partially cover the old sludge pits and were approximately 3 metres in height. The nature of the contamination is largely waste liquid tar rather than uncontrolled landfilling. However, the remediation strategy adopted is also “cap-and-contain” similar to the remediation of the landfilling areas within the Sydney Olympic Park.

The Environment Protection Authority issued a maintenance of remediation notice to the site under Section 28 of the Contaminated Land Management Act 1997. The entire site is regulated by the NSW EPA under CLM Act Notice no 28040. A Site Audit Statement issued in relation to the site describes the permitted land uses as open space recreation. Declaration under the CLM Act recognises that there are potential environmental risks associated with

the site. A preliminary assessment of the suitability of the current ground conditions for the proposed development has been provided by EPA Accredited Site Auditor Frank Mohen from AECOM, who has indicated that, based on the available historical information, the site may be able to be made suitable for the proposed use.

In 1997 as part of Stage 1 remediation works at Wilson Park, a leachate treatment dam was constructed between the two mounds in the north eastern corner of the park. This dam is approximately 65 m long, 35 m wide and 2 m deep. A coffer dam was also constructed along the north eastern quarter of the Parramatta River foreshore. Generally, the nature of the contamination over Wilson Park has been well documented, particularly in the north-eastern quarter of the Park where the tar ponds are located. The Cricket NSW development proposal does not include any works within the north east quarter of Wilson Park which is protected by an exclusion fence.

It is considered that the southern part of the site has the lower contamination risk and lower management and maintenance requirements. A cap has already been constructed, resulting in a low vapour risk in surface soils and/or the open environment. Minimal excavation would be needed to establish the anticipated infrastructure.

Detailed geotechnical and contamination reports will be prepared and reviewed by the NSW EPA accredited Site Auditor to assess the site's subsurface conditions and to determine the suitability of the site for the proposed development.

4.7 Stormwater and Flooding

A stormwater strategy for the site and detailed stormwater plans for the new buildings will be provided with the EIS. Additional flood modelling will be conducted to ensure the overland flow is maintained and all the proposed buildings are to be located a minimum RL of +3.35 AHD or higher to meet flood levels. The existing overland flow path through the site will be maintained. Details about managing the runoff from the site and also ensuring appropriate water quality standards.

4.8 BCA

A BCA Report will be submitted as part of the EIS to confirm that the proposal will be capable of complying with the relevant provisions of the BCA.

4.9 Accessibility

An Access Statement will be prepared by a qualified accessibility consultant to ensure the proposed development will be capable of providing universal access to all areas in accordance with relevant Australian Standards.

4.10 Waste Management

A Waste Management Plan will be submitted with the EIS to outline the management and monitoring of the waste generated as part of the school. The Waste Management Plan will also outline storage, collection points and method for removal.

4.11 Community Use

The EIS will assess potential impacts on existing users of Wilson Park.

4.12 Services Plan and Details

The existing site services will be augmented to service the proposed development; further information will be provided as part of the EIS.

4.13 Construction Impacts

The EIS will address and consider the following construction impacts of the detailed development:

- Noise and vibration.
- Soil, groundwater and geotechnical attributes of the site and environs.

- Access, parking and traffic.
- Stormwater and air-borne pollutant control.

5.0 Consultation

Cricket NSW has commenced early engagement and met with the Government Architect's State Design Review Panel, Sydney Olympic Park Authority, City of Parramatta Council, Department of Planning and Environment and the Newington Gunners Soccer Club.

In preparing the EIS, a Consultation and Community Engagement Strategy will be developed to detail the consultation activities undertaken. It is anticipated that the following key stakeholders and government agencies will be consulted with:

- Existing residents and stakeholders in the surrounding area, including Newington Gunners;
- Roads and Maritime Services;
- Silverwater Correctional Complex;
- Sydney Olympic Park Authority;
- City of Parramatta Council; and
- NSW Environmental Protection Agency.

6.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for the development for the Cricket NSW Centre of Excellence at Wilson Park, Newington Road, Silverwater

The Cricket NSW Centre of Excellence will see the development of 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.

It is requested the Department issue the SEARs for the project to facilitate the preparation of the Environmental Impact Statement to accompany the SSD application for the project. Should you have any queries about this matter, please do not hesitate to contact me.

Yours sincerely,



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