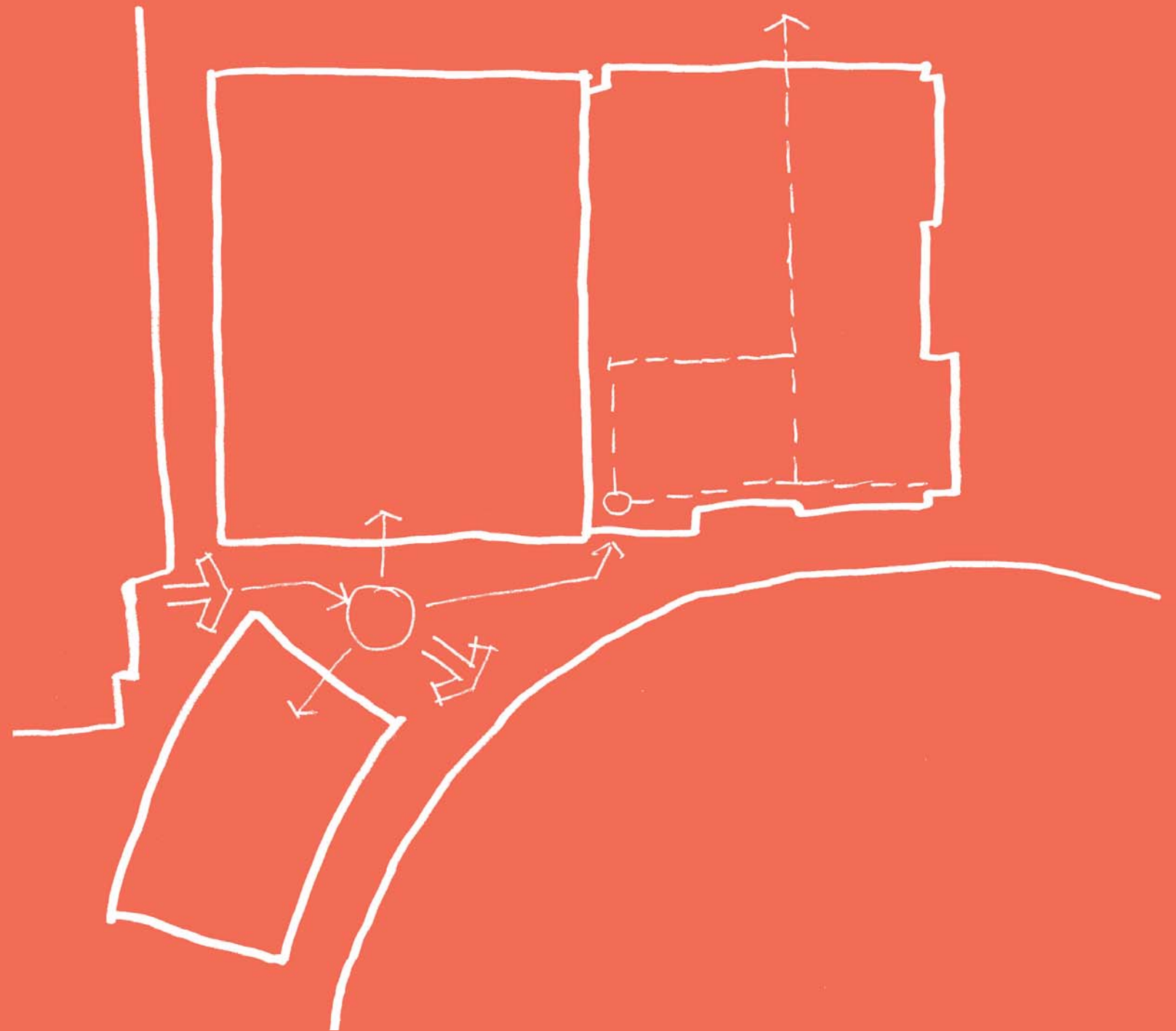


# Appendix C\_Architectural and Urban Design Report

SSDA - Architectural and Urban Design Report

By Cox Architecture  
November 2019



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# Contents

1	Introduction
2	Background
3	Site Description
4	Overview of the Proposed Development
5	Planning Approvals Strategy
6	Architectural Design Statement
7	Brief
8	Context Analysis
9	Site Analysis
10	Master Plan Options
11	Built Arrangement Options
12	Master Plan
13	Site Constraints & Opportunities
14	Building Layout
15	Visual Impact
16	Conclusions and Recommendations



# Terms

Abbreviation	Description
BBL	Big Bash League
CA	Cricket Australia
CLM Act	Crime Prevention Through Environmental Design
CNSW	Cricket New South Wales
Council	City of Parramatta, unless otherwise specified
CPTED	Contaminated Lands Management Act 1997
DA	Development Application
Department or DPIE	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EPA	Environment Protection Agency
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
ICC	International Cricket Council
LEP	Local Environment Plan
Oval 1	The main ICC compliant oval
Oval 2	The smaller oval
PMOA	Players’ & Match Officials’ Areas
RLMP	Remediated Lands Management Plan
RMS	New South Wales Road and Maritime Services
Secretary	Secretary of the NSW Department of Planning and Environment
SDRP	State Design Review Panel
SEPP	State Environmental Planning Policy
SEPP SSP	State Environmental Planning Policy (State Significant Precincts) 2005
SOPA	Sydney Olympic Park Authority
SSD	State Significant Development
TfNSW	Transport for New South Wales



View of the VCCC Melbourne - Indoor Cricket Nets



# 1. Introduction

The NSW Cricket Centre received funding from State and Federal Governments, Cricket Australia and Cricket NSW for a new home for all components of Cricket NSW – including its Business Administration Services, Commercial Operations, Events, Communication, Cricket Performance and Game Development.

This report supports a State Significant Development Application (SSDA) submitted to the Minister for Planning and Public Spaces, pursuant to Part 4.7 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This SSDA seeks consent for the design, construction and operation of a new NSW Cricket Centre at Wilson Park, within Sydney Olympic Park.





View of the VCCC Melbourne - Gymnasium



# 1. Introduction

The NSW Cricket 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.

There are also four affiliate associations based within the CNSW premises – Sydney Cricket Association, Country Cricket NSW, NSW Cricket Umpires’ and Scorers’ Association, and NSW Districts Cricket Association.

## 1.1 Venue Purpose

The NSW Cricket Centre 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.

The main purpose of the Cricket NSW Wilson Park development is to be the home of cricket in New South Wales, providing elite training and playing facilities for Cricket NSW High Performance programs (including the Sydney Sixers & Sydney Thunder) as well as administrative facilities for Cricket NSW. Contemporary high-performance training facilities will support the ongoing development of local, state and Australian cricket players.

It is envisaged that the facility will unify the organisation, the administration centre will accommodate Cricket NSW employees and will improve operational efficiencies and increase effectiveness and collaboration across the business by having employees in a modern office facility. Spaces such as offices, classrooms, meeting rooms and staff facilities will be multi– purpose and potentially have dual purposes (for example double as function rooms) to assist with the effective use of space.

The design and development will transform Wilson Park into a unique sporting venue that will have a main oval that meets ICC and CA requirements. The design must reflect and incorporate

the heritage and history of NSW Cricket whilst being forward facing, modern and inspiring for future generations.

Innovative solutions and design must allow for multifunctional spaces to enable events for up to 1500 participants (eg Big Bash League fan day) to a non fan facing match day for up to 1000 spectators. Shade, seating capacity, spectator facilities, match requirements and operational requirements must be considered.

The facility must be able to host a range of meetings and training for community cricket players, volunteers and officials. This access will continue and is anticipated to grow particularly through usage of the indoor training facilities. Cricket NSW will also look to maximise the utilisation of the venue through programs such as afternoon and evening social cricket competitions and T20 blast centre.

As the facility will be owned and operated by Cricket NSW, the development must provide a cost- effective solution that minimises ongoing operational, life cycle and maintenance costs for Cricket NSW, optimise revenue earning opportunities cognizant that match days that are hosted at the Ground will not be large commercial events.

Due to the scale and potential cost of the proposed master plan, it is envisaged that there will be multiple stages to deliver the development

## 1.2 Objectives

- Provide best practice training, coaching and player preparation facilities, for all levels of the sport (from club level to the state representative team level), which enables NSW to enhance the chances of males and females being selected for national teams
- Enhance the ability of CNSW to attract and retain the best players by having a modern purpose built facility that is equipped with technological design to foster innovation and to advance Australia’s leading role in the world of Cricket
- Enrich Sydney Olympic Parks attractiveness to touring national or international cricket teams who will use the facility for training or games, as well as providing a place to stay and be entertained.
- Grow grass roots cricket participation and community engagement in Australia’s premier sports precinct









## 2. Background

Given the redevelopment and closure of Sydney Football Stadium and its associated cricket training facilities, Cricket NSW decided to relocate its facilities to Sydney Olympic Park.

The Wilson Park site presents the first opportunity to develop a bespoke headquarters to accommodate all of Cricket NSW's requirements in one place in its 159 year history.

Therefore Wilson Park has been selected as the appropriate location for the development of its new future.





Caption



## 2. Background

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

### 2.1 History

The formation of the New South Wales Cricket Association is most aptly described in the book “True to the Blue, A History of the New South Wales Cricket Association”, written by Philip Derriman. The book describes an advertisement appearing in the Sydney Morning Herald on the 27 April 1859 inviting secretaries of cricket clubs in Sydney to meet “for the purpose of forming an Association.” The purpose of the Association, the advertisement said, was to “have the management of affairs in which the clubs generally are concerned and take immediate steps to adopt those means best calculated to improve the cricket players of this colony”.

At a meeting of club secretaries held on November 2, 1859 it was decided to appoint a Cricket Association. William Tunks and Richard Driver were appointed joint secretaries, apparently with a brief to bring the association into existence.

On November 16, 1860, a meeting of the Association elected most of the office bearers. A prominent Sydney lawyer and politician named JB Darvall became president, William Tunks, Captain Edward Ward, John Fairfax and Richard Jones the vice presidents, and Joseph Clayton the secretary. The Governor, Sir William Denison, agreed to be patron, thereby establishing a tradition which Governors of NSW, with one exception, have continued.

The NSW Cricket Association were without official premises for a number of years, with most meetings held in city hotels or rooms that could be hired at short notice for very little cost.

For the first few years the Commercial Hotel (corner King and Castlereagh Streets), due to the courtesy of mine-host James Cunningham, was the venue.

From 1862 all business by the NSWCA was conducted at and through Charles Lawrence’s cricket depot. From 1865 a move was made to the Tattersall’s Club in Pitt Street where William J O’Brien was the cooperative proprietor. Then in 1878 O’Brien sold out to George Adams who proved just as cooperative and generous. From about 1906 to 1922 premises at Bull Chambers, 14 Moore Street (28 Martin Street, when the street name was changed) were rented and used as NSWCA headquarters.

In 1922 the Association purchased premises numbering 255A – 256 George Street, Sydney with a view to ultimately establishing a permanent home, to be known as ‘Cricket House’. This however, was not ready for occupation until 1939. This four storeyed building became headquarters for the NSWCA for the following 41 years.

Since 1980 the Association has been involved in a number of moves – 55 Clarence Street, Sydney (1980 – 1984); 47 York Street, Sydney (1984 – 1990); 60 York Street, Sydney (1990 – 1993); 51 Druitt Street, Sydney (1993 – 1997) then Driver Ave, Paddington Sydney Cricket Ground (1997 - 2019) and is now located at 6 Herb Elliot Drive at Sydney Olympic Park until the new premises at Wilson Park are completed in 2022.

### 2.2 About

Cricket NSW’s Mission sets out the vision sets of their overriding objective:  
“NSW: Leading Australia’s Favourite Sport”

Put simply, NSW aims to be the No. 1 State on and off the field, and Cricket NSW aims to be No.1 in every area of its operations. Cricket NSW also has an important role in achieving Cricket Australia’s national vision, for cricket to be “Australia’s Favourite Sport”.

Trading under the name Cricket NSW, the NSW Cricket Association operates across a number of departments:

- Administration,
- Finance,
- Commercial Operations and Communication,
- Cricket Operations,
- Game Development and
- State Cricket.

There are also four affiliate associations based within the NSW Cricket premises”

- Sydney Cricket Association,
- Country Cricket NSW,
- NSW Cricket Umpires’ and Scorers’ Association and
- NSW Districts Cricket Association.

In 2003 the NSW Women’s Cricket Association was dissolved as women’s cricket was fully integrated into Cricket NSW.

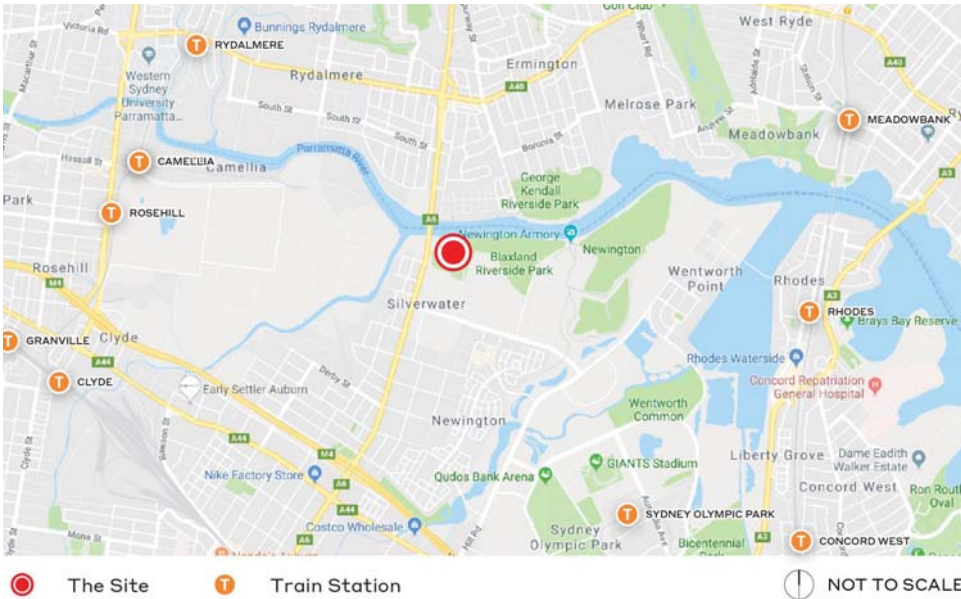








### 3. Site Description



Locational context

- ● ● ● ● Site Boundary
- Development Site
- Lease Line

Aerial view of the site within the broader context of the Parramatta River



# 3. Site Description

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.

## 3.1. Location

The Wilson park site is irregular in shape and comprises a single allotment of land with an approximate area of 52,700m2 (5.2Ha). The site is located within the 640 hectare Sydney Olympic Park Boundary, and is currently owned by the Sydney Olympic Park Authority (SOPA,) and is legally described as Lot C in DP 421320 and is Located 14km west of Sydney’s Central Business District.

It is fronted to the north by the Parramatta River, to the West by Silverwater Road, to the south by Industrial Lands and to the East by the Silverwater correctional facility.

## 3.2. Context

The existing site is predominantly flat as it is currently being used for playing fields. Access to the site is from a signaled intersection off Silverwater road which leads to the existing car park located in the north western corner of the site.

The Foreshore walk along Parramatta River is serviced by the existing brick toilet block. Between the rear playing fields is an existing gully that leads to a storm water grate to manage overland flow on the site.

The North east of the site is fenced off and maintained as remediated land consisting of large mounds covering the previous tar pits and treatment ponds. The site is capped by clay which varies between 500mm and 1.5meters in depth that cover the contaminated land.

## 3.3. Contamination

In the 1920s the site was largely cleared farm land, partly covered with an undulating mangrove swamp area bordering the Parramatta River. The area was generally poorly drained with lower portions of the site being only slightly above high tide level;

In the 1930s the lower areas were reclaimed to form the Carnarvon Golf Club until the early 1950s when the area was developed for a petrochemical plant that featured a number of tanks and large sludge ponds which stored residues (tar sludge) from the conversion of heavy crude oil to town gas;

The petrochemical plant was closed down in 1974 and it is understood that the sludge ponds were subsequently covered; Wilson Park was developed as playing fields in 1983 and used until 1992 when the park was closed to the public due to tar wastes seeping onto the playing fields;



Location Plan in context with Sydney Olympic Park

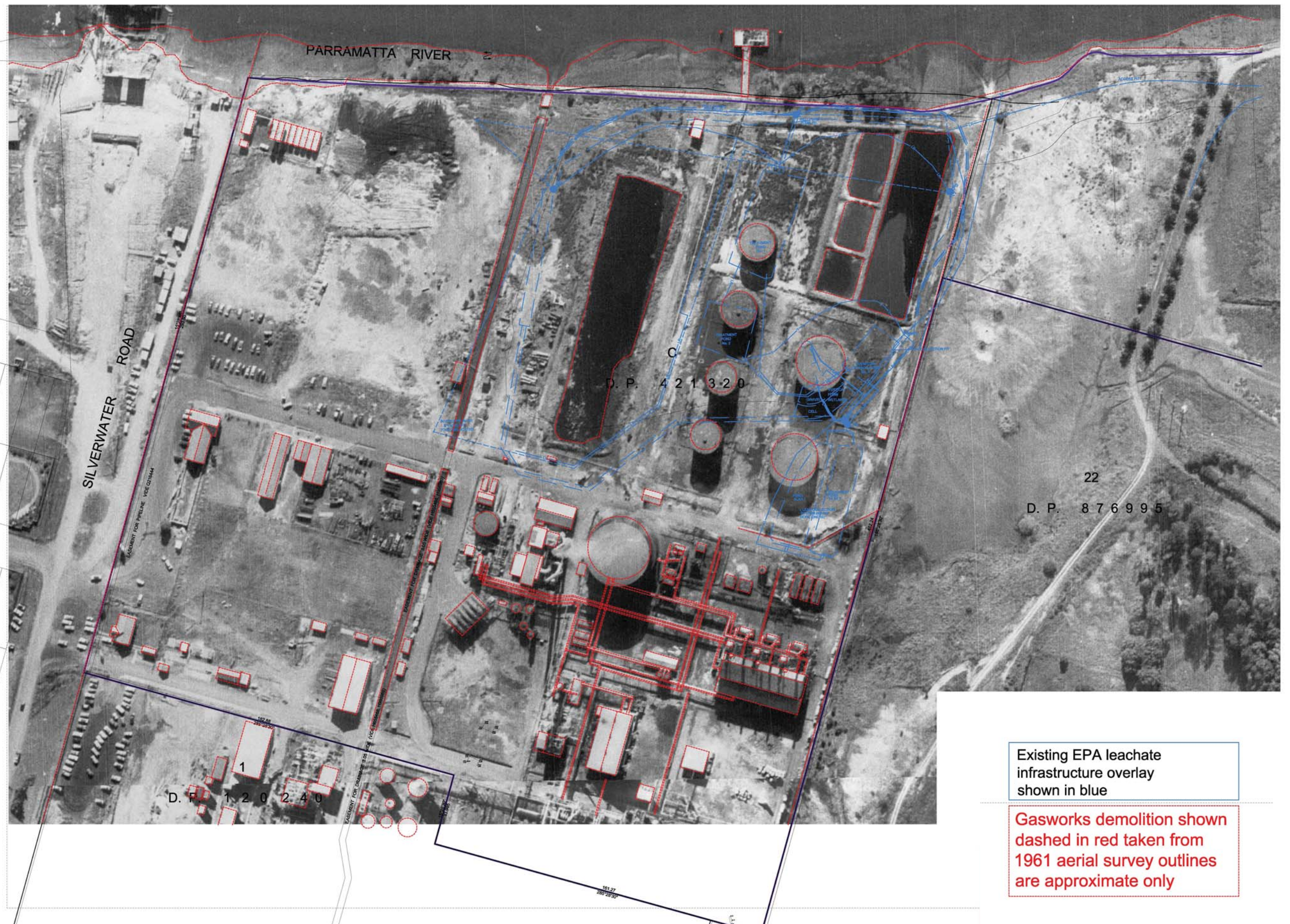
In 1997 remediation of the site began and generally comprised encapsulating the waste; Wilson Park was reopened in 2003 and is currently used as playing fields. The site is managed under the Contaminated Lands Management Act Notice No. 28040.

## 3.4. Restrictions and Easements

The Wilson park site contains numerous restrictions and easements that have influenced the master planning of the project as outlined in the part 9 of this report. The main influencing items are:-

- The EPA constraints lechate ponds and mounds located on the North East corner.
- The major North south stormwater easement running through the site.
- The southern bus way to the south of the site.
- The existing overland flow through the site.
- The minimum sizes of playing fields and practice wickets

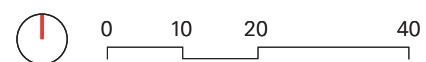




AGL Gasworks aerial photograph overlaid on the site

Existing EPA leachate infrastructure overlay shown in blue

Gasworks demolition shown dashed in red taken from 1961 aerial survey outlines are approximate only





View of Wilson Park at Sydney Olympic Park as seen from the bridge on Silverwater Road







## 4. Overview of the Proposed Development

The proposal relates to a Development Application to facilitate the development for a NSW Cricket Centre at the Wilson Park site.

Specifically, the works that are proposed for the DA include:

- A two storey cricket centre including an internal atrium, gymnasium, community facilities, sports science facilities and business offices;
- An International Cricket Council compliant cricket oval 136m long x 145.16m wide (15,950m<sup>2</sup>) and associated seating;
- A second training oval, (oval 2) with a diameter of 100m (8,035m<sup>2</sup>) designed to comply with Cricket Australia's community guidelines;
- 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;
- Extension and augmentation of services and infrastructure as required.



View of Wilson Park at Sydney Olympic Park as see from the North shore of the Parramatta River







## 5. Planning Approvals Strategy

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

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

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









## 6. Architectural Design Statement

The Cricket NSW strategy 2017-2022.

Our purpose: To inspire everyone to love cricket. Our vision: Australia's favourite sport, a sport for all Australians.



# 6. Architectural Design Statement

## 6.1 Architectural Context

In response to the surrounding rectilinear warehouse sheds adjoining the site, the proposed NSW Cricket Centre’s indoor centre and high performance building takes cues from its context, where each long span roof form is in response to the function it contains,

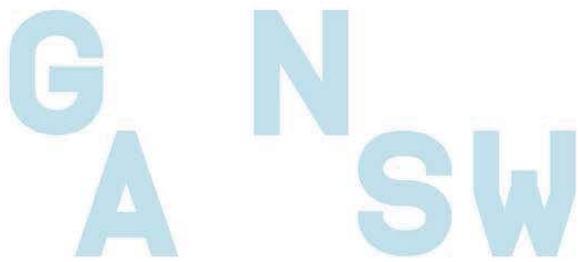
The indoor centre is required to be column free to provide a flexible internal space so it can be easily be configured for multiple functions, so the warehouse was a logical response to this criteria.

The shed form containing the High Performance and administration functions of the centre are more articulated in its nature, working within shadow planes and breaking down the eastern elevation to gain glimpses of distant views and providing improved daylighting within, whilst still being rectilinear in form.

The community centre in contrast, is responding to the cricket ground as the generator of its plan, becoming a pavilion for engaging with sport, providing a place for meeting , and respite from the elements whilst watching a game.

The canopy over the entry lobby is a negative element which ties the 3 functional components together, whilst becoming a large space for interaction and congregation between the three distinct components, whilst purposely having a main focus on the cricket ground.

The smaller grounds keeping shed takes on a similar articulation form as the administration building, however in a more robust and simplified way. This form provides respite from sun and allows for good internal ventilation.



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.

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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

## 6.2 SDRP Response

A presentation was given to the SDRP on 22 May 2019. The presentation consisted of 2 master planning options, Option 2 was the preferred option by the SDRP. Unfortunately, under further investigation was not able to be developed further due to it encroaching on and constructing on the EPA controlled lands (CLM Act Notice no 28040), as well as its impacts on overland flow. Therefore Option 1 has been developed further in this SSDA.

A significant amount of the response to the SDRP presentation related to the EPA controlled lands which is outside the boundary of the project site. The master planning option in this report does not preclude further integration of the EPA controlled lands of Sydney Olympic Park at a future time.

The remaining strategies relating to the site have been incorporated during the detailed master planning process.

- Maintain public access to the foreshore;
- Incorporate public toilets and amenities into the Cricket Centre
- Enable the removal of the existing toilet block;
- Implement a plan of management to ensure long term public access to the parklands and Oval 2;
- 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.

# 6. Architectural Design Statement

## 6.3 SDRP 2 Response

A follow up presentation was given to the SDRP on 25 September 2019. Again the presentation took the SDRP through the 2 master planning options. With the Option 1 still being the only option to consider.

The response from the SDRP summarised as follows:

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



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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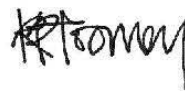


- Illustrate connections to other parts of Sydney Olympic Park, wayfinding and lighting strategies.
- Demonstrate how the provision of approximately 160 carparking spaces will adequately serve the predicted 50,000 yearly visitations;

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)
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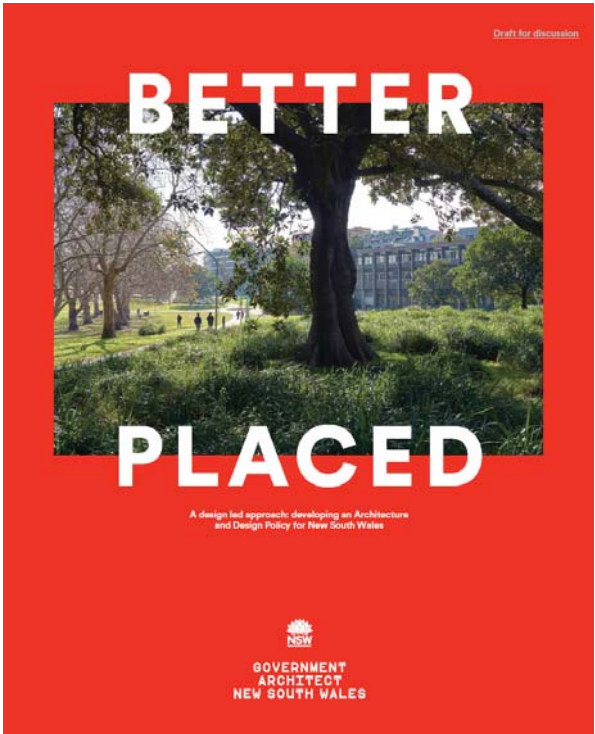


### 6.3 Response to the SDRP

This document provides a logical response to the SDRP with design and technical reports and investigations.

- Although the building is large is has incorporated openings and that will engage with its context. Consideration has been given to the building's scale, increasing its transparency and legibility although it is hidden visually from Silverwater Road due to the extensive vegetation it engages with the public domain on all sides;
- The built form cannot be broken up due to the required interconnection between all internal activities which is critical to its successful operation. The building incorporates CPTED measures including passive surveillance with clear sightlines to and from the ovals, with wayfinding that confirms with SOP guidelines to access the incorporated public amenities;
- Thermal modelling will be developed by the consultant as part of the ongoing design process, which will demonstrates that interior conditions will achieve required levels of comfort as well as providing the confirmed details of all ESD strategies;
- The landscape architect and arborist have prepared reports and master plans which confirm the retention strategy of existing vegetation around the edges of the parkland.
- The intended connections through the site to other parts of Sydney Olympic Park are also indicated in the chapter on the master plan, with wayfinding and the lighting strategies are confirmed in the lighting consultants report.
- The provision of approximately 160 car parking spaces adequately serve the predicted yearly visitations which is modelled and reported on by the traffic consultants report.
- The architectural design is covered in this report where the plan sections and elevations are described along with the finishes and materiality of the building.

# 6. Architectural Design Statement



## Objective 1

### Better fit

Contextual, local and of its place

Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It also contributes to evolving and future character and setting.

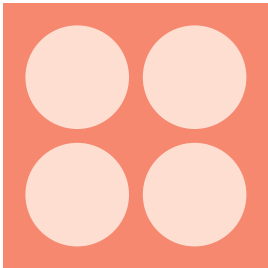


## Objective 2

### Better performance

Sustainable, adaptable and durable

Environmental sustainability and responsiveness is essential to meet the highest performance standards for living and working. Sustainability is no longer an optional extra, but a fundamental aspect of functional, whole of life design.



## Objective 3

### Better for community

Inclusive, connected and diverse

The design of the built environment must seek to address growing economic and social disparity and inequity, by creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks will support engaging places and resilient communities.

## Design Excellence

A commitment to delivering design excellence has been considered through all aspects of the design right through to the life of the project. This project has been designed in accordance with the seven distinct objectives from the 'Better Placed - An integrated design policy for the built environment of New South Wales.' Prepared by the Government Architect NSW, 2017, Better Placed will form part of the the terms of reference to support the delivery of state-led design excellence processes.

## Response

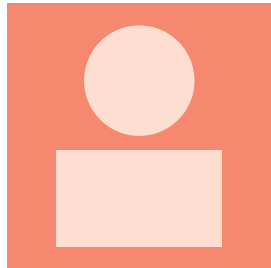
The NSW Cricket Centre facility has been located to fit within the tree lined site, its height has been minimised to respond to the canopy of the trees surrounding it. The main building has been set back as far from the river front as possible to minimise impact from the river. To promote intuitive wayfinding Its primary address is to the western car park, the primary functions are split to promote logical wayfinding and to allow the building to act as a logical wayfinding node to access the wider site.

## Response

The NSW Cricket Centre facility has been designed to fit within the winter solstice shadow plane to promote year round growth to the playing fields. The staff and administration areas have been located with a northerly aspect to utilise maximum daylight and aspect afforded by the site, whilst acoustically protecting the facility from the busy Silverwater road adjacent to it.

## Response

The High Performance facility maintains and enhances the existing community ground located in the south eastern corner of Wilson Park. Provision has been made for an additional pedestrian thoroughfare through the site along its eastern edge promoting connectivity and engagement with the local community. During business hours a cafe has been included which would be open to the local community. Indoor facility is projected to have up to 50,000 visitations per year



#### Objective 4

### Better for people

**Safe, comfortable and liveable**

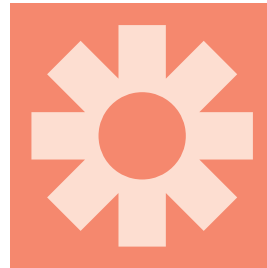
The built environment must be designed for people with a focus on safety, comfort and the basic requirement of using public space. The many aspects of human comfort which affect the usability of a place must be addressed to support good places for people.

#### Response

The proposed design builds on the heritage of the site as a sporting venue that provides a safe and open place for the public to participate albeit in a new sport.

Although the facility will have sections of the building that will have restricted access there is an encouragement of engagement with the broader public to expose the sport and the venue to the wider public.

There is additional activation that occurs outside the typical work day for inviting the public to engage with the facility. In addition the master plan ensures that members of the public are able to circulate through the site either by bicycle or on foot and engage with the foreshore and connect to the Blaxland Riverside public park.



#### Objective 5

### Better working

**Functional, efficient and fit for purpose**

Having a considered, tailored response to the program or requirements of a building or place, allows for efficiency and usability with the potential to adapt to change. Buildings and spaces which work well for their proposed use will remain valuable and well-utilised.

#### Response

The primary function of the facility is to provide a bespoke cricket facility for cricketers in NSW ranging from professional athletes, to club cricketers and school kids. The high performance training facility is provided for contracted male and female Cricket NSW and big bash leagues for year round development as well as to provide flexible space for community engagement and administration staff. These 3 distinct functions have been co located to allow them to operate independently as well as cooperatively.



#### Objective 6

### Better value

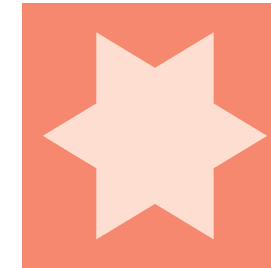
**Creating and adding value**

Good design generates ongoing value for people and communities and minimises costs over time. Creating shared value of place in the built environment raises standards and quality of life for users, as well as adding return on investment for industry.

#### Response

The facility adds value to NSW and Australia by creating more active communities and to produce future generations of champions.

A significant number of options were tested for both the master plan and high performance facility in conjunction with the quantity surveyor and various user groups to develop maximum benefit for minimum cost. Lightweight long span materials have been employed to minimise structure where possible. The option for future expansion has been considered in the design development.



#### Objective 7

### Better look and feel

**Engaging, inviting and attractive**

The built environment should be welcoming and aesthetically pleasing, encouraging communities to use and enjoy local places. The feel of a place, and how we use and relate to our environments is dependent upon the aesthetic quality of our places, spaces and buildings. The visual environment should contribute to its surroundings and promote positive engagement.

#### Response

The venue aspires to be the world's best cricket training facility within the world's best sporting precinct.

The architectural design is intended to respond to the context of the Sydney Olympic Park and provide a venue that responds to the legacy of hosting the Summer Games but at the same time responds to critical sustainable legacy that was set at the time and is still in force.

In addition the venue has been bench marked against other similar Cricket venues around the country with the intent to create a venue that is comparable to best practice in the sport.







## 7. Brief



Silverwater road

# 7. Brief

## 7.1 Venue Purpose

The main purpose of the Cricket NSW Wilson Park development is to be the home of cricket in New South Wales, providing elite training and playing facilities for Cricket NSW High Performance programs (including the Sydney Sixers & Sydney Thunder) as well as administrative facilities for Cricket NSW. Contemporary high-performance training facilities will support the ongoing development of local, state and Australian cricket players.

It is envisaged that the facility will unify the organisation, the administration centre will accommodate Cricket NSW employees and will improve operational efficiencies and increase effectiveness and collaboration across the business by having employees in a modern office facility. Spaces such as offices, classrooms, meeting rooms and staff facilities will be multi– purpose and potentially have dual purposes (for example double as function rooms) to assist with the effective use of space.

The design and development will transform Wilson Park into a unique sporting venue that will have a main oval that meets ICC & CA requirements. The design must reflect and incorporate the heritage and history of Cricket NSW whilst being forward facing, modern and inspiring for future generations.

Innovative solutions and design must allow for multifunctionality of spaces to enable events for up to 1500 participants (eg. BBL fan day) to a match day for up to 1000 spectators. Shade, seating capacity, spectator facilities, match requirements and operational requirements must be considered.

The facility must be able to host a range of meetings and training for community cricket players, volunteers and officials. This access will continue and is anticipated to grow particularly through usage of the indoor training facilities. Cricket NSW will also look to maximise the utilisation of the venue through programs such as afternoon and evening social cricket competitions and T20 blast centre.

As the facility will be owned and operated by Cricket NSW, the development must provide a cost- effective solution that minimises ongoing operational, life cycle and maintenance costs for Cricket NSW whilst optimising revenue earning opportunities cognizant that match days that are hosted at the Ground will not be large commercial events.

Due to the scale and potential cost of the proposed master plan, it is envisaged that there will be multiple stages to deliver the development.

### Matches

Cricket in NSW is well supported by a number of match-day venues of various capacities and standards. Table 1 highlights the venues within Cricket NSW that have been used over the past three seasons to host cricket content. From the Cricket Australia venue guidelines, the venues are rated as Tier 1, 2 and 3.

Whilst having access to the facilities listed below in Tebale 1 is great, Cricket NSW does not own or manage any of these venues (they do have venue hire agreements - VHA with a number of them). With Table 1 in mind (tiers and capacities) and consideration given to a venue hierarchy within the State and

Venue	Tier	Capacity
SCG	1	48,000
Showgrounds	1	24,000
Manuka	1	18,000
North Sydney Oval	2	10,000
Drummoyne Oval	2	7,000
Hurstville Oval	2	5,000
BSIP	2	4,000
North Dalton Park	2	8,000
Robertson Oval (Wagga Wagga)	2	4,000
CeX ( Coffs Harbour)	2	12,000
Newcastle No 1	2	10,000
Manly Oval	2	3,000
Howell Oval	3	4,000
Wade Park (Orange)	3	6,000
Pratten Park	3	5,000
Bruce Purser Reserve	3	3,000
Lavington Oval	3	15,000
Joe McAleer	3	2,000

Table 1 NSW Cricket Match Day Venues

the constraints of the Wilson Park site, the match day provision at Wilson Park should be for ‘non fan-facing’ content.

- Provide an operationally affordable venue to host these non-revenue generating matches.
- Enable the alternative venues mentioned in Table 1, to be used by their clubs, community and associations for Premier cricket and club cricket for more of the season.
- The non fan-facing matches are tough for Cricket NSW staff to fixture as venues are reluctant to host them.

The type of matches to be played provide a broad range of requirements across community and professional cricket. In relation to team and match day facilities, the ICC Venue Guidelines will be used as the basis for facility provision in conjunction with Cricket Australia Tier 2 Venue Guidelines. Through clever design and multiuse spaces areas that could be used for broadcasting (TV, radio or live-streaming) and player and match official spaces should be able to be incorporated into the design.

Attendance at matches will range from 50 patrons for community matches to up to approximately 1,500 patrons for Sheffield Shield matches. The Wilson Park facilities will need to be able to expand to meet the range in patron numbers. It is envisaged that much of these requirements can be met through an event overlay solution, but it is important to consider them in the design process to ensure items such as access and services are incorporated in the design.

Parking for players and match officials needs to be considered within the design, overlaid with staff parking and any potential spectator or visitor parking.



## 7.2 Training

Wilson Park will be the primary training venue for the NSW Cricket high-performance programs. With the increased professionalism across the men's and women's pathway programs over the past decade and the increased pathways programs, demand on cricket training facilities has increased significantly. Wilson Park will be operated by NSW Cricket and have a primary purpose to support the majority of training sessions (with support provided by Blacktown International Sports Park - BISP). Cricket training has evolved over the years and includes an emphasis on match simulation, increases in the size and number of programs and the transition to a professional program for the women's game. The Wilson Park facilities will also be supported by BISP facilities.

It is envisaged that the redevelopment of the SCG will only provide for match-day training and warm up requirements. The vision for Wilson Park is to be able to offer 'turf training' sessions all-year round for the contracted athletes.

Wilson Park high-performance training facilities will include:

- Indoor training facilities,
- Gym,
- Rehabilitation and medical areas,
- Aquatic recovery areas,
- Player social and rest areas,
- Player meeting & briefing areas,
- Technology to support the performance of the athletes (video etc),
- Outdoor Training nets; and,
- Outdoor centre wicket training areas.

Potential future stages could include:

- Lighting of the practice nets.
- Lighting of the main oval.
- Development of the community oval as a centre wicket practice facility.
- Lighting of the community oval.

## 7.3 Administration

Wilson Park will be the administrative base for Cricket NSW, the organisation that administers cricket in New South Wales. Cricket NSW is comprised of approximately 170 staff, currently based across NSW with the majority at SOP (110), and several satellite offices including UTS Moore Park (20) and Newcastle (8) as well as other regionally based staff (32). The majority of administration is currently based at an interim facility within Sydney Olympic Park, having vacated their recent home base at the Sydney Cricket Ground, due to the redevelopment of Allianz Stadium. The office space at Wilson Park will help unify the organisation and improve efficiencies, collaboration and communication across the business (having staff & athletes in the one facility is critical for success).

The facilities must enable the ability to host an all staff meeting (both physically and virtually). Provide meeting spaces appropriate for an organisation of 170 staff. These meeting rooms must be able to be flexible and correct in number to ensure administration can continue whilst a 'non fan-facing' match can take place.

Internal and external (community cricket stakeholder) meetings will take place at the facility up to 150 people and should be able to be accommodated either in a lecture theatre or banquet table (workshop) style setting.

The facility must be future proofed in terms of technology, spaces that can capture, create and edit digital content must be available.

## 7.4 Community

Wilson Park will develop into a key community cricket destination, creating Wilson Park as a community destination is a key priority for NSW Cricket.

Wilson Park will host a high volume of Community Cricket activity with approximately two hundred meetings and forums taking place over the course of a year (up to 150 people – with the ability to host either in lecture theatre or banquet style (workshop arrangements)).

A variety of meeting rooms at Wilson Park, will be required to regularly host Community Cricket meetings both with Cricket NSW staff in attendance and without. Due to the volunteer nature of most of the attendees at these meetings, many take place early morning, late afternoon or early evening meaning that after hours access is an important consideration in the positioning of meeting and function rooms. The provision of video conferences facilities will also provide capability to service regional areas.

It is anticipated that the Indoor Training Facility will attract significant community cricket usage.

As well as the above, Wilson Park will host a range of Community Cricket activities including:

- 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.
- Sydney Thunder Fan Day (1500 people, arriving by car)

Further, there is an opportunity to partner with the City of Parramatta and Sydney Olympic Park Authority to provide community facilities that are currently lacking within their localities.

Provision for lighting, toilets, baby change and shade around the community oval must also be considered to ensure the maximum utilisation of the assets.









## 8. Context Analysis

### 8.1 Context

A series of diagrams and references have been prepared to analyse the context of the site that has been chosen for the NSW Cricket Centre located within the Sydney Olympic Park and its environs.

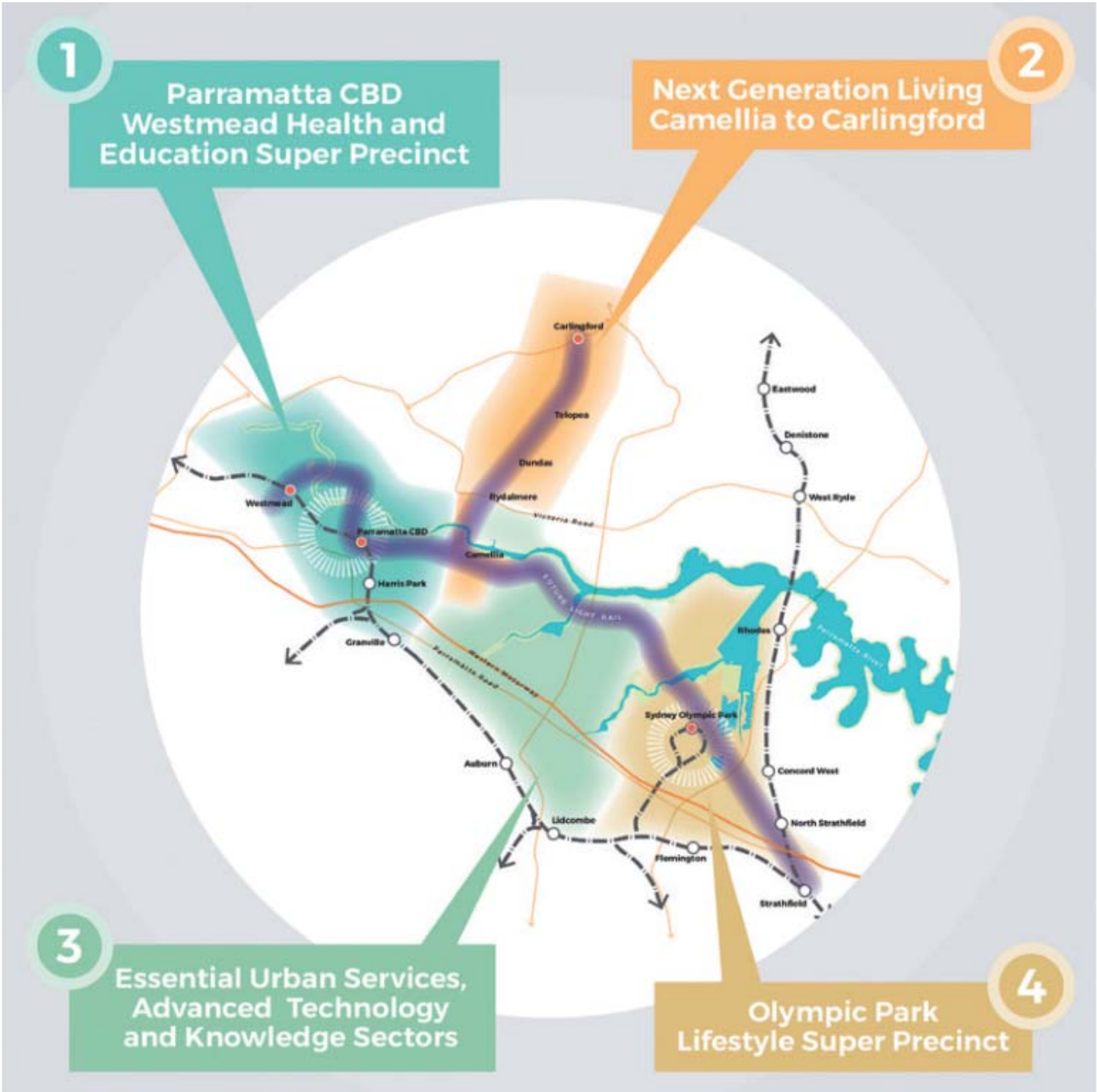
# 8. Context Analysis

## 8.2 Growth Areas

Silverwater is highlighted as a key growth precinct in the 'Greater Parramatta to Olympic Peninsula Growth Area' of the 'Greater Parramatta Growth Area'.

This promotes an increase of jobs, homes, infrastructure, public transport, regional connectivity and activity, and culture over the next 20 years. This includes a 'Essential Urban Services, Advanced Technology and Knowledge Sector' at Silverwater and a 'Lifestyle Super Precinct at Olympic Park'.

The NSW Cricket Centre site sits immediately adjacent

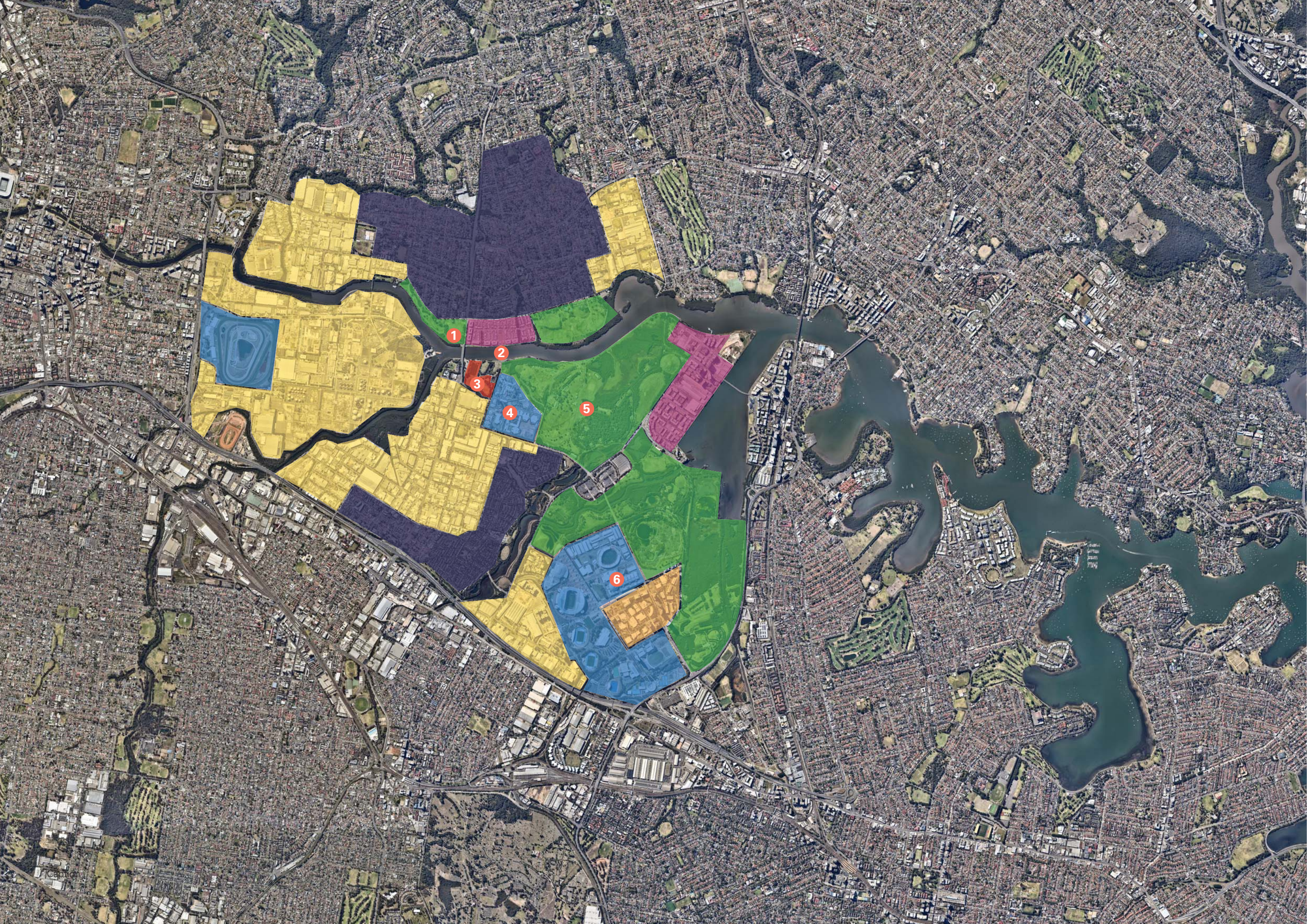


(Source: Greater Parramatta: Interim Land Use and Infrastructure Implementation Plan)









1

2

3

4

5

6



# 8. Context Analysis

## 8.3 Adjacent Areas

The site is bounded by industrial development to the south and west, both anticipating future development as parts of the Silverwater and Rosehill Growth Precincts respectively.

Directly to the east is the Silverwater Correctional Campus. Further to the east and south-east lie the substantial Sydney Olympic Parklands (comprising Blaxland Riverside Park, the Millennium Parklands and Wentworth Common). Amongst these parklands and further south-east stand the former Sydney Olympic Athletic Facilities and some more recently converted commercial.

Residential in the area is largely Medium-Low Density comprising 1- to 2-storey single family dwellings, to the north and south. Immediately across the Parramatta River to the north and 2 kilometres to the east are Medium-High Density residential developments.

- 1

Silverwater Road Traffic Bridge: the next closest river crossings are the James Ruse Drive Bridge 2.9km West or the Concord Road Bridge 4km East
- 2

Parramatta River: approximately 120m wide at this point and currently unsafe for swimming but water conditions are expected to improve by 2025.
- 3

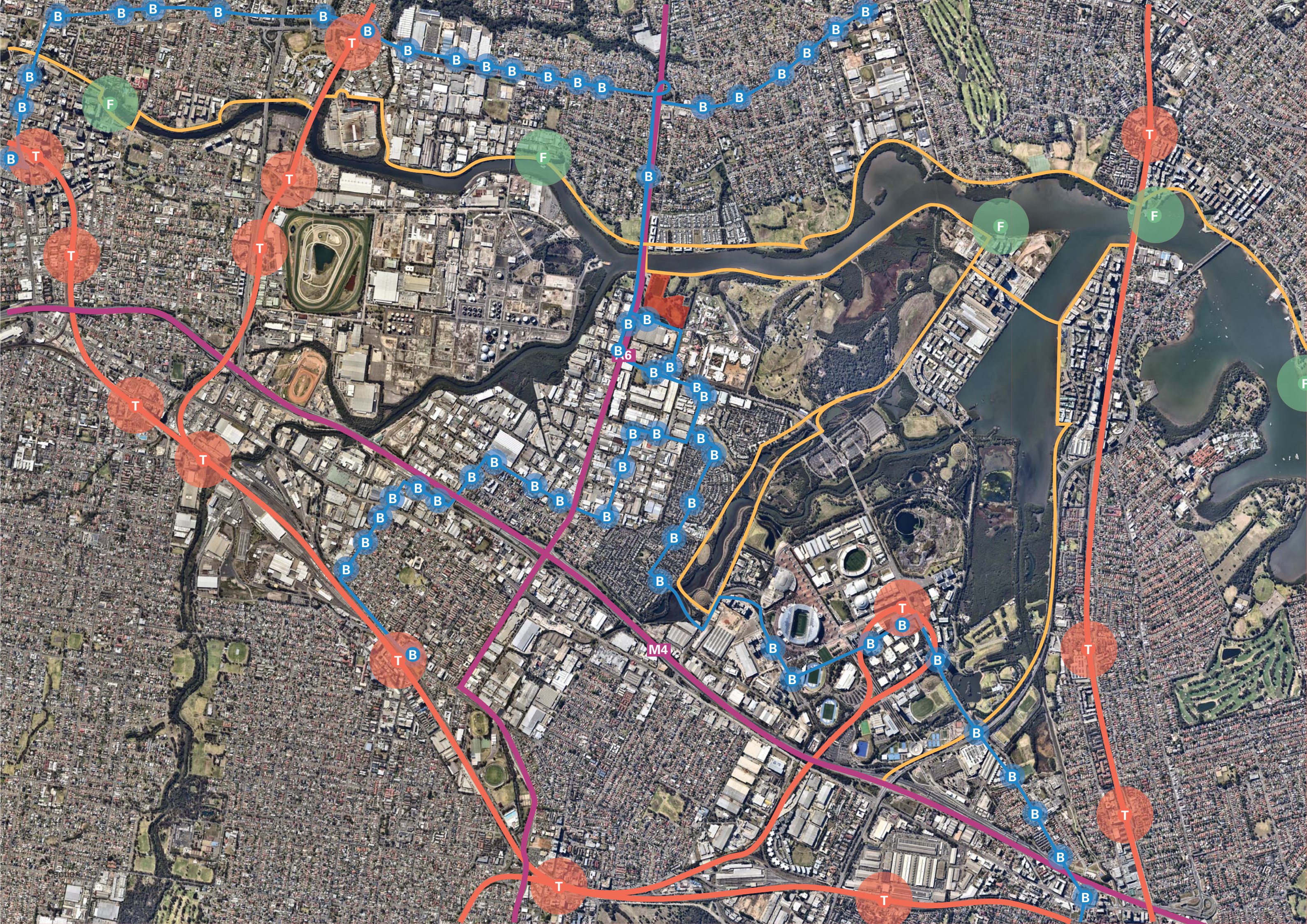
Site
- 4

Silverwater Correctional Complex
- 5

Blaxland Riverside Park & Millennium Parklands: 150Ha adjacent parkland
- 6

Sydney Olympic Park Sports Facilities
- Site
- Special Use
- Parklands
- Medium-Low Density Residential
- Medium-High Density Residential
- Industrial
- Commercial







# 8. Context Analysis

## 8.4 Local Connections

The site is serviced predominantly by the A6, at its Silverwater stretch as a four-lane highway.

Immediately to the north-east of the Site, the Silverwater Bridge spans the river, providing the only river crossing for 3km to the West or 4km to the East.

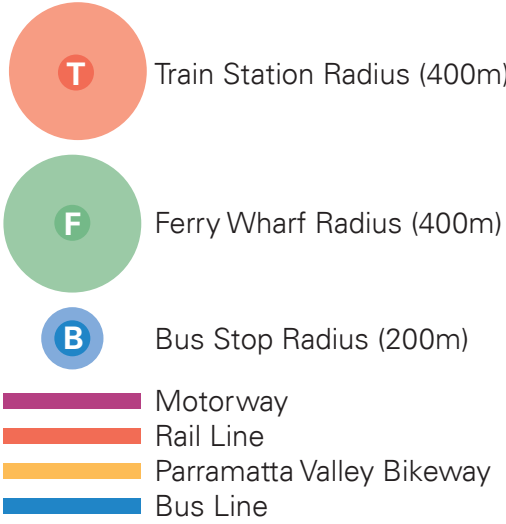
The site is fairly poorly serviced by public transport. By bus, it is connected to Parramatta (23 minutes), Sydney Olympic Park (19 minutes) and Burwood (34 minutes) on the 525 route and to Macquarie Centre (40 minutes), Eastwood (18 minutes) and Auburn (19 minutes) on the 544 route.

The closest rail connections are Rydalmere Station (13 minutes’ bus) and Auburn Station (19 minutes’ bus).

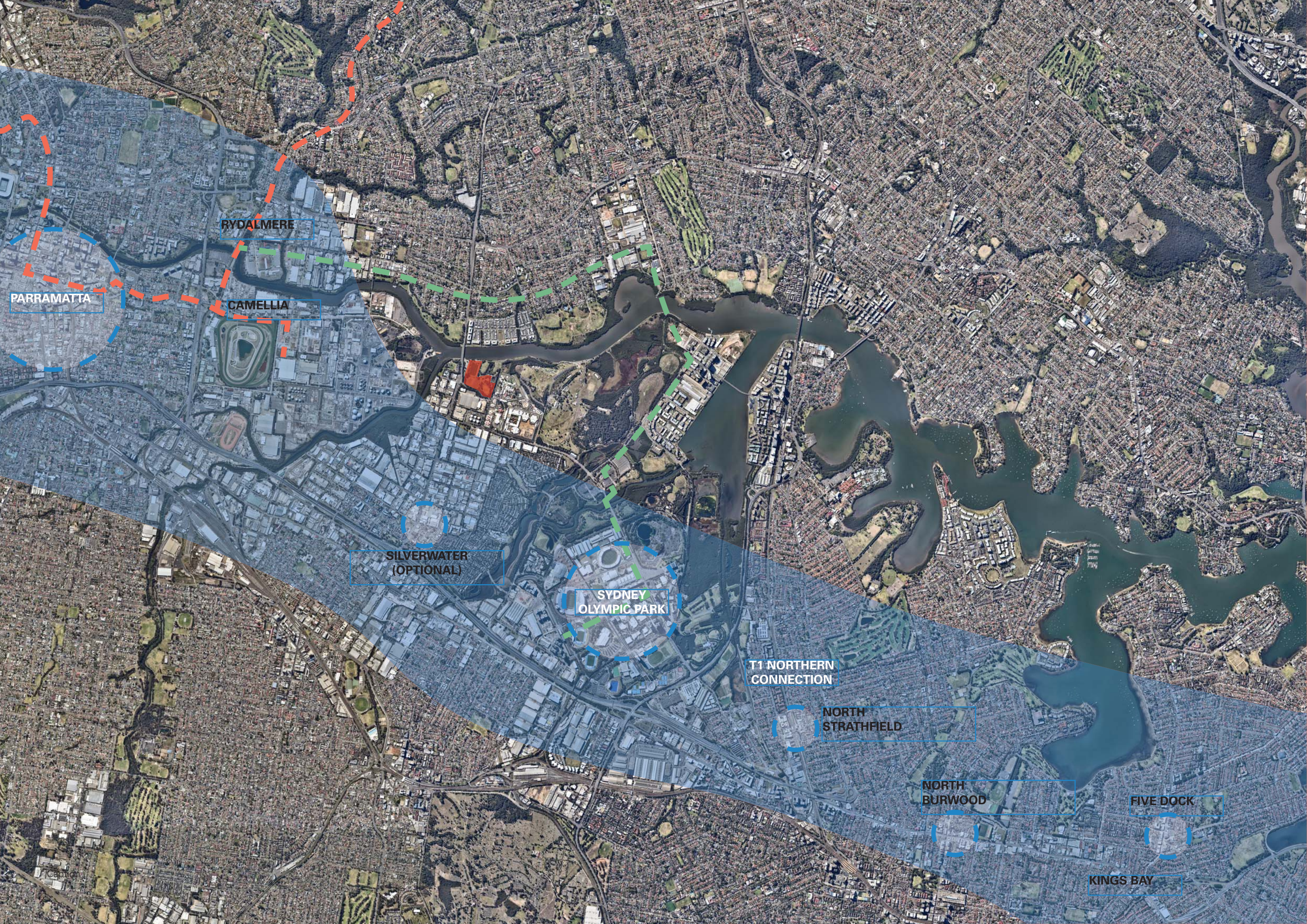
Rydalmere Ferry Wharf is a 16 minute bus ride and the Sydney Olympic Park Ferry Wharf is 21 minutes by bus.

The Site is immediately adjacent to the scenic Parramatta Valley Cycleway. The Parramatta Valley Cycleway connects Parramatta Park to the West (22 minutes’ ride), Morrison Bay Park to the East (33 minutes’ ride) and Sydney Olympic Park to the South (25 minutes’ ride).

In 2017 the NSW Government announced the preferred route to connect Sydney Olympic Park to Parramatta CBD by light rail. This listed the suburb of Ermington, immediately across the Parramatta River to the North of the Wilson Park site as a preferred point along that route, which may ameliorate the site’s public transport connection, though the exact placement of this route is yet to be announced.







RYDALMERE

CAMELLIA

PARRAMATTA

SILVERWATER  
(OPTIONAL)

SYDNEY  
OLYMPIC PARK

T1 NORTHERN  
CONNECTION

NORTH  
STRATHFIELD

NORTH  
BURWOOD

FIVE DOCK

KINGS BAY



# 8. Context Analysis

## 8.6 Future Connections

The Parramatta Lightrail Stage 1 will connect the Parramatta CBD to Camellia and Rydalmere, up to Carlingford in the North.

In 2017 the NSW Government announced the preferred route to connect Sydney Olympic Park to Parramatta CBD by lightrail for the Stage 2 Parramatta Light Rail. This listed the suburb of Ermington, immediately across the Parramatta River to the North of the Wilson Park site as a preferred point along that route, which may ameliorate the site’s public transport connection, though the exact placement of this route is yet to be announced.

The Sydney Metro West will connect the precincts of Westmead, Parramatta, Sydney Olympic Park, The Bays Precinct and the Sydney CBD, with further investigations undertaken for possible stations situated at Camellia, Rydalmere, North Burwood, Kings Bay, Five Dock and Pyrmont. The Government’s stated study area passes just south of the Wilson Park site.

-  Parramatta Light Rail, Stage 1
-  Parramatta Light Rail, Stage 2
-  Sydney Metro West Study Area
-  Sydney Metro West Key Precinct







## 9. Site Analysis





# 9. Site Analysis

## 9.1 Roads and Parking

Silverwater road is located to the west of the site. The site is accessed by a signaled intersection located at the South Western corner of the site that leads to the main car park consisting of 118 parking spots and 22 boat trailer parking spots servicing the existing boat ramp on Parramatta River.

It is proposed that the boat trailer spaces (located within the site boundary,) are to be maintained as is and the remaining car park to the east of this is to be remarked to maximize the efficiency of the car parking located within this existing parking area.

This major car park to this western edge of the site is built on contaminated fill, so will be left as is.

A secondary access to the site is off Newington road located in the South Eastern corner of the site leading to a secondary car park of 63 cars across 3 parking bays

The roadway to the southern boundary of the site is a bus way used for major events within Sydney Olympic Park, and as such cannot be moved or removed.

Arterial Roads and Entries  
Car parking Bays



Existing roads and car parks



9.2 Pedestrian and Cycle ways

The northern edge of the site has a linkage to the River Heritage Circuit which is part of the Sydney Olympic Park cycleway and public walkway. This is locked off by gate at night time for security.

This cycleway connects to the Parramatta Heritage ride located on the northern edge of the Parramatta river via a pedestrian connection along the Bridge along Silverwater road.

The cycleway and pedestrian path comes into the site along its western edge and continues along the Southern roadway to connect to Newington Road.

Cycleway and Pedestrian Path



Existing Cycle ways



# 9. Site Analysis

## 9.3 EPA Constraint

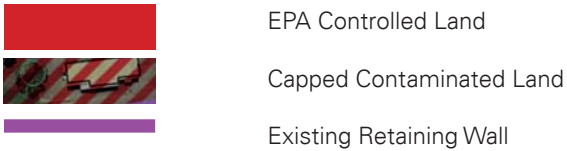
The site is one of ten engineered remediated landfill areas managed by Sydney Olympic Park Authority (SOPA). The SOPA Remediated Lands Management Plan (RLMP) notes that these areas typically have 1m of clay capping over a waste containment mound, and subsurface cut off walls and drainage systems. All works would need to comply with the RLMP and relevant environmental regulations, of which further discussion is provided in the PSI and additional environmental investigations (Ref 86694.01 and 86694.03).

To the North Eastern corner of the site is a series of remediated landfill mounds and settlement ponds that is managed under the Contaminated Lands Management Act Notice No. 28040. This component of the site is fenced off separately with controlled access allowed only.

This poses a significant constraint to the project’s master planning. There is a series of pumping stations located around this area which monitor and pump contaminated groundwater into the remediation ponds to allow for settlement of contaminants before the treated water is finally pumped back into the Parramatta River.

This north eastern corner is a significant constraint to planning of the site particularly the main ICC oval.

The engineered remediated land to the remaining site of Wilson Park greatly restricts excavation for relevening the site to accommodate the various components of the master plan so clean fill will need to be brought to the site to allow for the build up of the new high performance playing fields. Any excavation on the site will need to be reused as fill elsewhere on the site, and recapped in accordance with the EPA site auditor.



Extent of excluded EPA controlled land



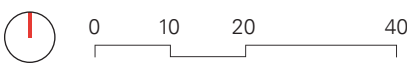
9.4 Overland Flow

There exists a natural overland flow gully on the site which will need to be maintained as part of the master planning process. This gully divides the site into two separate major parcels of land available for development. The southern bus way acts as a dam to control ingress of water onto the site via an existing culvert under the bus way. Water flows from this culvert via the existing gully to the low lying land located between the two rear playing fields.



Peak Flooding Diagram

..... Major and minor over land flow paths



Existing overland flow

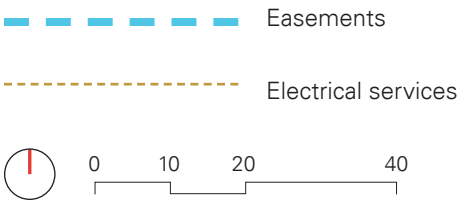


# 9. Site Analysis

## 9.5 Services and Easements

Existing easements run from the south to the north through the site and are a key constraint for planning. The Western easement is for High pressure gas and fuel, the central easement is for stormwater to the benefit to the site located directly to the south.

Electrical services exist underground which service the sports lighting and road lighting. These services also provide for the various pumping stations required for the remediated land located in the north East that need to be maintained.



Major services



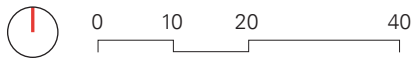
## 9.6 Contours

The existing site is predominantly flat where the main playing fields are currently located.

The main playing field on the north is bordered by a retaining wall of approximately 1m in height along the cycle way. The carpark to the West of it has a cross fall from 5.5m (SE,) to 1.2m (NW)

A gully runs through the site between the two rear playing fields for water management which leads to an open drain (RL2.6,)

A large graded mound exists to the SE corner (RL5.5,) of the site bounding the smallest of the playing fields separating it from the road entry.



Existing levels AHD



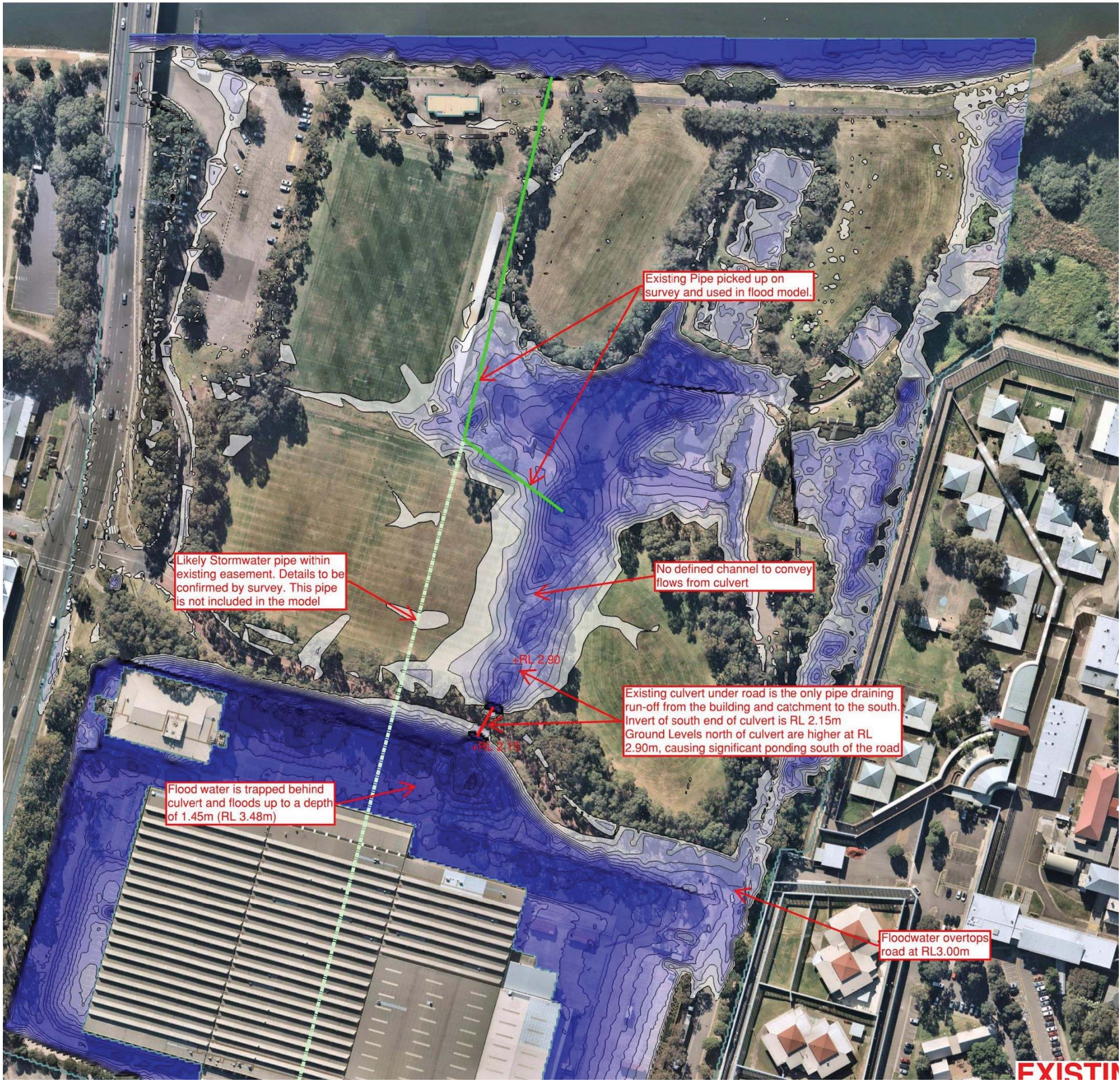
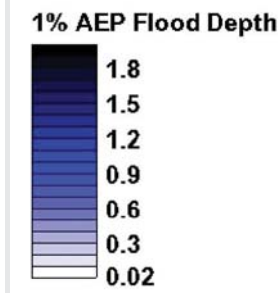
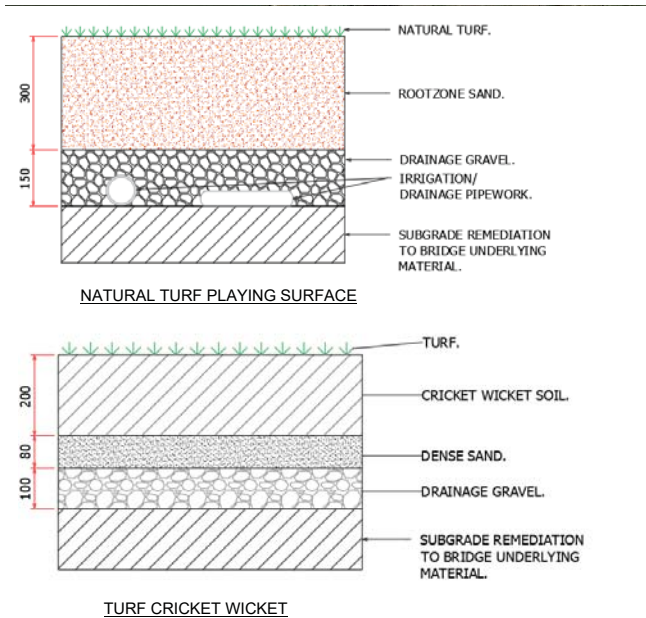
# 9. Site Analysis

## 9.7 Flooding

The existing site is located within the constraints of a flood planning area as defined under the Sydney Olympic Park and Auburn LEPs.

This is a key constraint all proposed buildings are to be located at a minimum RL of +3.35 AHD or higher.

From initial studies conducted on site it was outlined that “Flooding from the Parramatta River is unlikely to be a significant constraint”. All information on historical and design flood levels on the Parramatta River are provided in the 2005 Lower Parramatta River FRMS (Reference 1). However, flood levels at the site are also affected by overland runoff from the local 68 hectare catchment.



100 year ARI Existing Flood Conditions as reported by TTW Engineers

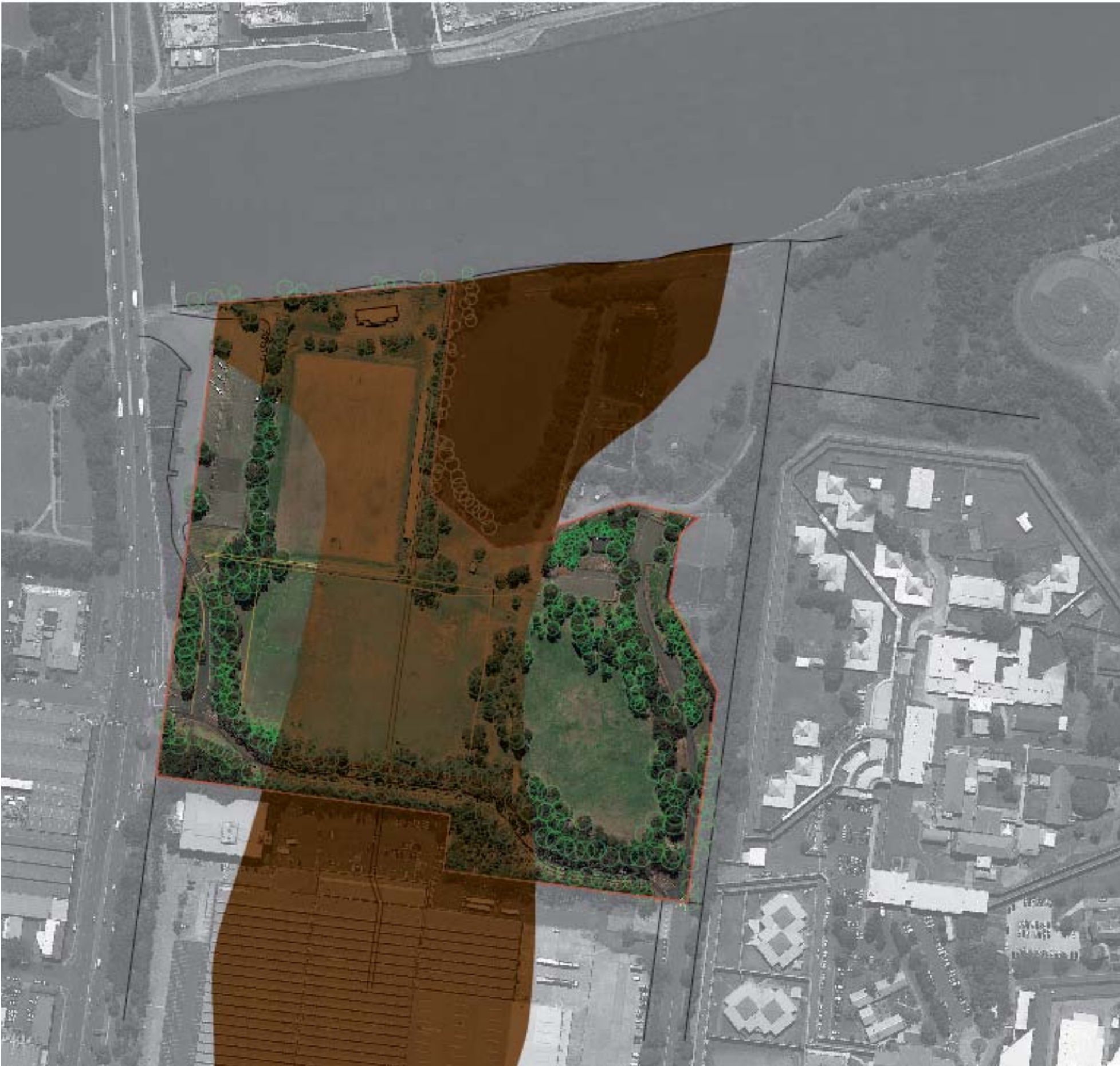
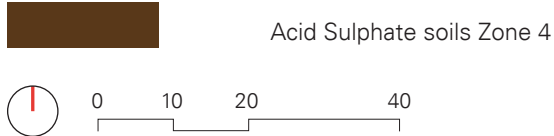


### 9.8 Disturbed Terrain

The existing site is located within the constraints of disturbed land as defined under the Sydney Olympic Park and Auburn LEP's due to the previous history of the site.

This is a key constraint so minimizing excavation and building up the playing fields and buildings is a preferred option. The site whilst contaminated has an existing Environmental Management Plan (EMP) in place.

NOTE: Additional testing of soils is proposed to ascertain the capacity and make up of soils across the site as well as determine the depth of the capping over them.



LEP Acid sulphate soils diagram

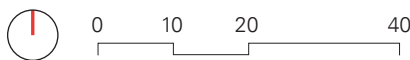


# 9. Site Analysis

## 9.9 Local Government Authority

The site sits within the authority of the Sydney Olympic Park Authority (SOPA) and is surrounded by the City of Parramatta LGA

Local Government Boundaries



Local council boundaries



9.10 International Cricket Constraints

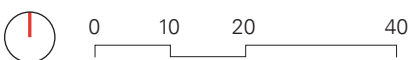
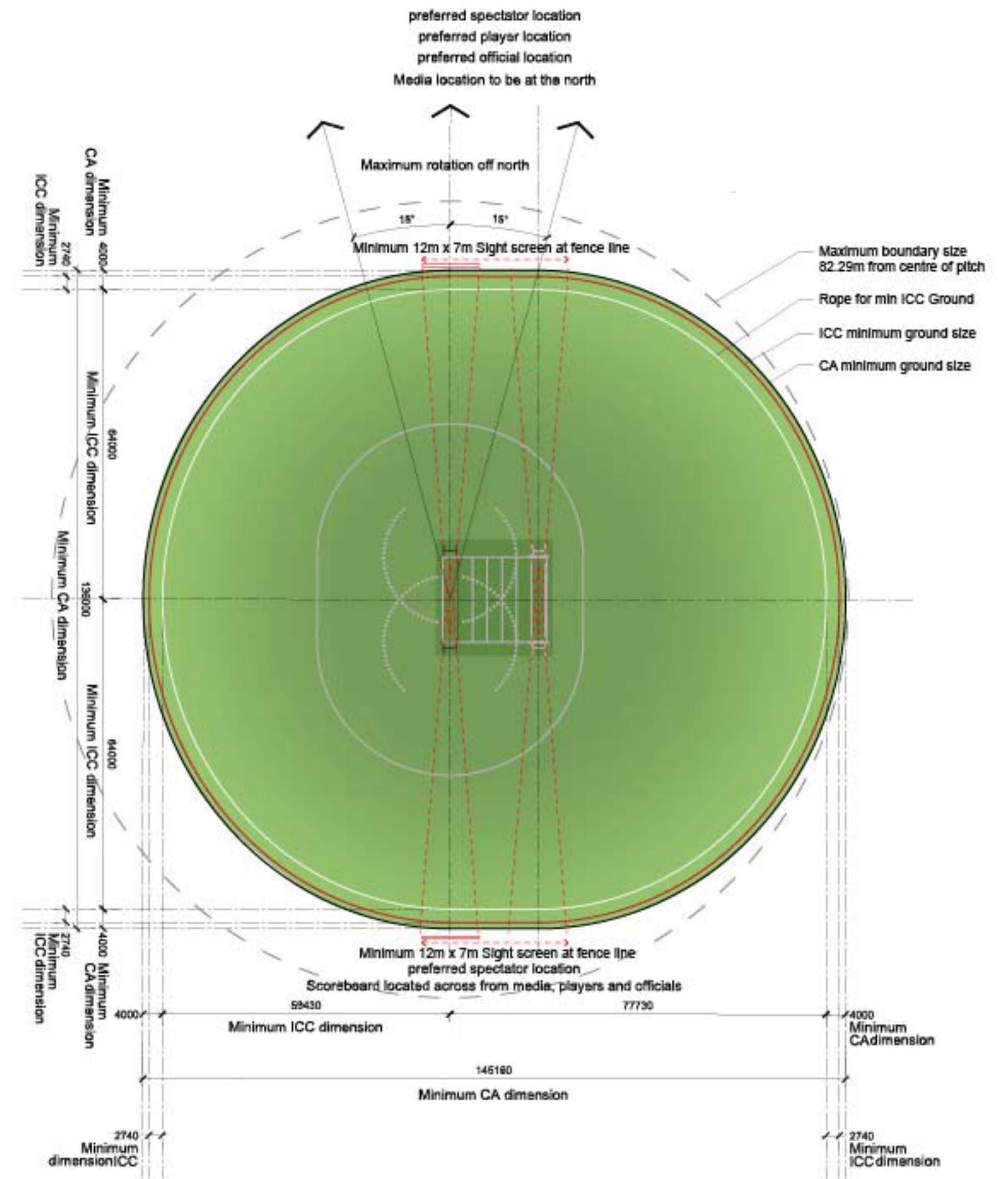
The brief requires an ICC and Cricket Australia compliant playing ground for high performance training, which needs to comply to specific minimum dimensions and orientation for certification of Oval 1.

Match day requirements are such that media is required to be located to the north of the ground behind the sight screen and in-line with the wickets

Players, officials and spectators also prefer to be in-line with the wicket to the north however this is not a critical requirement, as long as PMOA requirements can be adhered too.

Looking into the afternoon sun is not preferred.

These requirements have influenced the master plan.



Oval 1  
ICC Minimum dimensions diagram



# 9. Site Analysis

## 9.11 PMOA Constraints

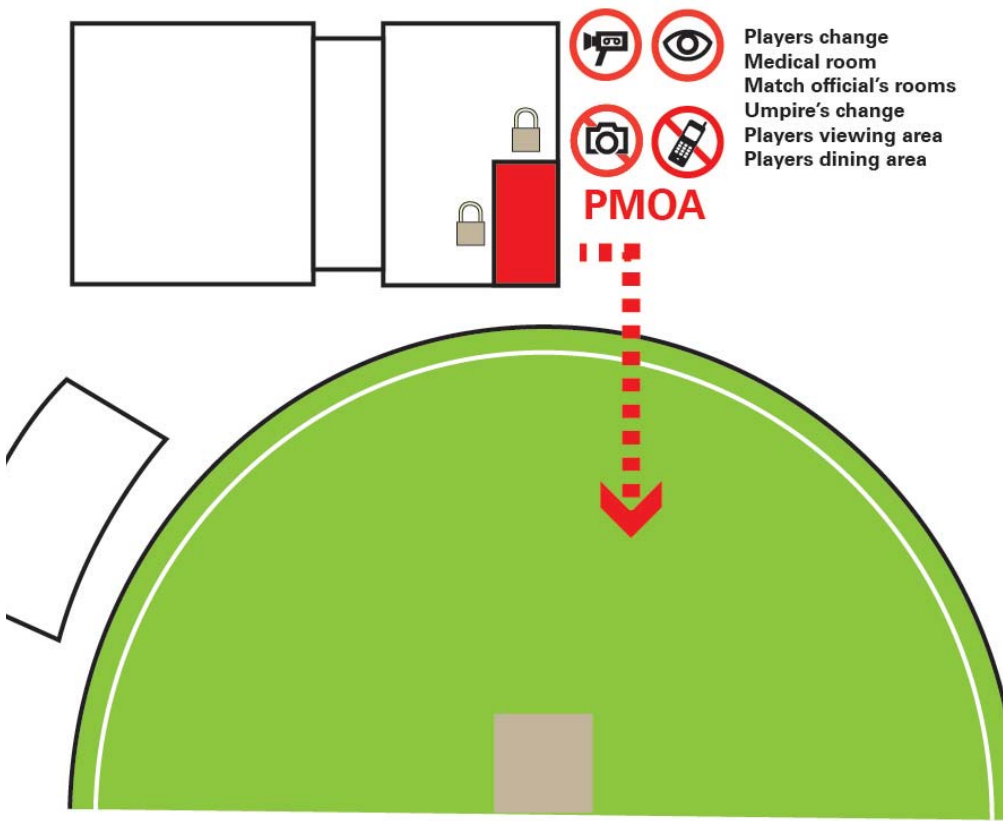
PMOA (Players and Match Officials Area,) is a modern constraint to the game of cricket with the advent of sports betting on the outcome of matches. The ICC has adopted these Minimum Standards in support of the ICC’s Anti Corruption Code and the fundamental sporting imperatives which that Code is designed to address. In particular, the Minimum Standards seek to combat advancing mobile communication technology and increasing sophistication in the methods by which betting takes place on cricket matches, by restricting to the greatest extent possible all methods of communication between Players, Player Support Personnel and Match Officials with all third parties from the moment that they first enter the PMOA on the day of an International Match right through until the formal conclusion of that day’s play.

PMOA requirements as a result have a significant bearing on the planning and design of the proposed facilities particularly to the interrelationship between the main ICC oval 1 and facilities connected to it, these items are listed from the ICC handbook.



### ACCESS TO THE PLAYERS’ AND MATCH OFFICIALS’ AREA (“PMOA”)

- 2.1 At each relevant International Match, the PMOA shall comprise of the following areas;
- 2.1.1 each of the dressing rooms (including any medical or other similar rooms that may be accessed from within the dressing room) that are used by the teams participating in the relevant International Match;
- 2.1.2 each of the dressing rooms (including any medical or other similar rooms that may be accessed from within the dressing room) that are used by the Match Officials in the relevant International Match;
- 2.1.3 each of the match viewing areas (whether internal or external, including any ‘dug-out’ area) used by the teams participating in the relevant International Match;
- 2.1.4 the operational room(s) used by any Umpire (including third or other Umpires) during the course of the relevant International Match;
- 2.1.5 the operational room(s) used by the Match Referee during the course of the relevant International Match;
- 2.1.6 the dining area(s) used by the Players, Player Support Personnel and Match Officials during and after the relevant International Match; and
- 2.1.7 all other areas that the ICC Anti-Corruption Manager determines should be included, such determination to be entirely at his/her discretion.



PMOA match day requirements diagram of secure spaces



9.12 Cricket Australia Constraints

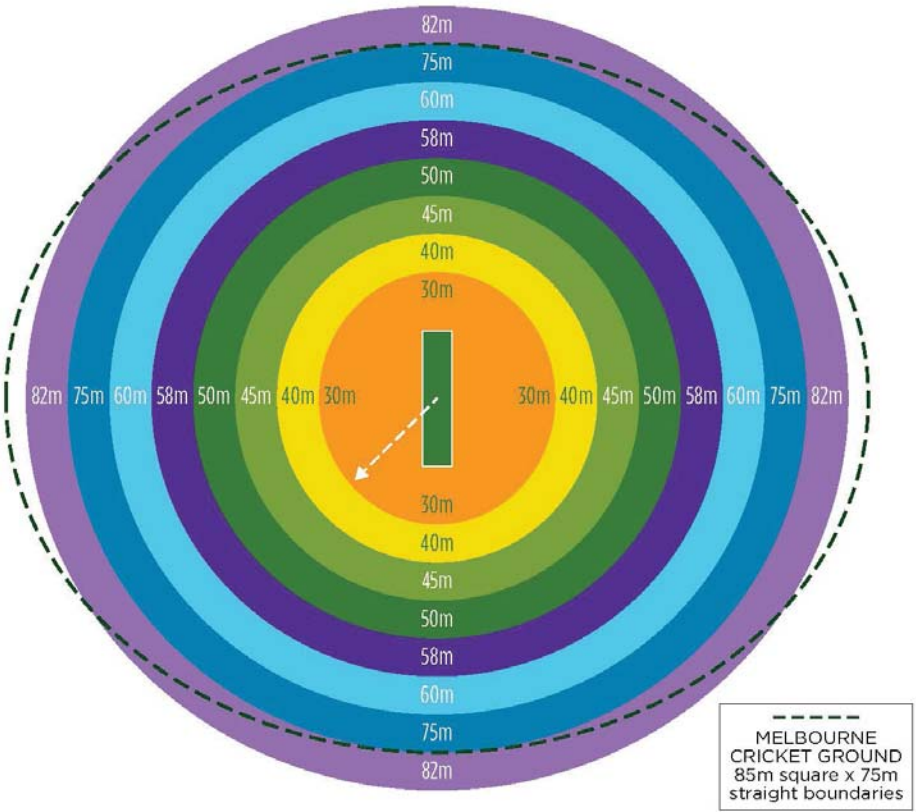
Cricket Australia also has guidelines that govern the size of the second training oval, Oval 2 located in the south eastern corner. Its minimum dimension is proposed to be 100m diameter. This would allow this oval to cater up to community club requirements. The inclusion of the second oval allows for flexibility in training space as well as catering for 2 concurrent community games to be played at the same time.

Cricket Australia also notes that a larger 4m safety zone between the rope line and the fence line be designed for, as apposed to the smaller 2.74m safety margin nominated by the ICC.

ICC Oval 1

Oval 2

LEVEL OF COMPETITION	PREFERRED PLAYING FIELD DIMENSIONS	
	MINIMUM	RECOMMENDED
IN2CRICKET (AGES 5 TO 8)	25m	30m
UNDER 10	30m	40m
UNDER 12	40m	45m
UNDER 14	45m	50m
UNDER 16	45m	55m
OPEN AGE (COMMUNITY CLUB)	50m	60m
OPEN AGE (PREMIER/REGIONAL)	65m	75m
DOMESTIC MEN'S AND UNDERAGE NATIONAL MALE EVENTS	82m	82m
DOMESTIC WOMEN'S AND UNDERAGE NATIONAL GIRLS EVENTS	58m	58m



These dimensions correspond to the preferred playing field dimensions outlined in the following table



Oval 2  
CA Minimum dimensions diagram for playing fields  
Diagram taken from Cricket Australia's Community cricket facility guidelines Sept 2015









## 10. Master Plan Options

### 10.0 Options

An exhaustive series of studies were undertaken to find the optimum location of the cricket ovals, outdoor practice nets and the building. All along there were some major constraints that have limited the possible outcomes and resulted in the preferred option as it best deals with all these constraints and mitigates all negative impacts on the site and its environs but most importantly satisfies the needs of the centre.

In all options the building is kept contained as there are further constraints on the interrelationship of the various activities within the building.








Critical issues that constrain the master planning are:.

- Relationship of the outdoor practice nets to the high performance centre.
- Relationship of the ICC oval to the high performance centre.
- The building should be to the north of the ICC oval to permit media to view in line with the wicket for non fan-facing match days.
- The main entrance should be adjacent the car parking off Clyde Street for level access.
- The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.
- The overland flow should be carefully considered as its diversion would disturb the contaminants in the leachate ponds .
- No buildings should not straddle the stormwater easement that runs north-south through the site.
- Excavations should be limited due to the contamination under the capping layers on the site.
- The RMS bus road way cannot be moved.
- The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.
- Inclusion of an ICC compliant oval.
- Inclusion of a 100m minimum diameter oval 2.
- Minimum of 71 outdoor training wickets with a minimum of 30m run ups.



# 10. Master Plan Options

## 10.0 Master Plan Options Site Constraints

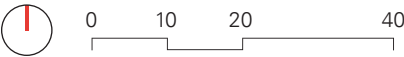
-  EPA Protection
-  Easement
-  Overland Flow
-  Existing Roadway
-  82 Parking Spots
-  Existing Bus Lane
-  Existing Retaining Wall

## 10.0 Master Plan Options Cricket Constraints

- ICC Oval 1: 136 x 145.16m diameter
- Cricket training Oval 2: 100m diameter
- 71 Outdoor Practice Nets with a minimum of 30m run ups and surrounding safety nets.
- 15 Indoor Practice Nets
- All wickets to be North South orientation (within 15 degrees).
- Players Media & Officials Area (PMOA) must be to the north of the ICC Oval with additional camera to the south.
- Scoreboard to be visible from all parts of the ICC Oval.
- Overshadowing by trees and buildings of cricket wickets and outfield to be permit sunlight between 10am and 2pm in mid winter.
- All cricket turf areas to be level (with minimal falls - 1:200)
- All cricket turf areas to be accessible by grounds and maintenance staff.
- Area for spectators to the west of the ICC Oval.
- No trees to be within 2m from the edge of any nets or playing field for players safety.
- Existing retaining wall to North and associated contaminated land prevents building beyond this point.



Site Constraints





10.1 Option 1

This Master Plan option is the preferred layout with the disposition of the fields of play sized at their optimum to meet the brief. In addition the main building is located in its preferred location to provide direct access to the ICC oval for practice and the occasional non fan-facing match days as well as providing direct access to the north west outdoor practice nets for the players.

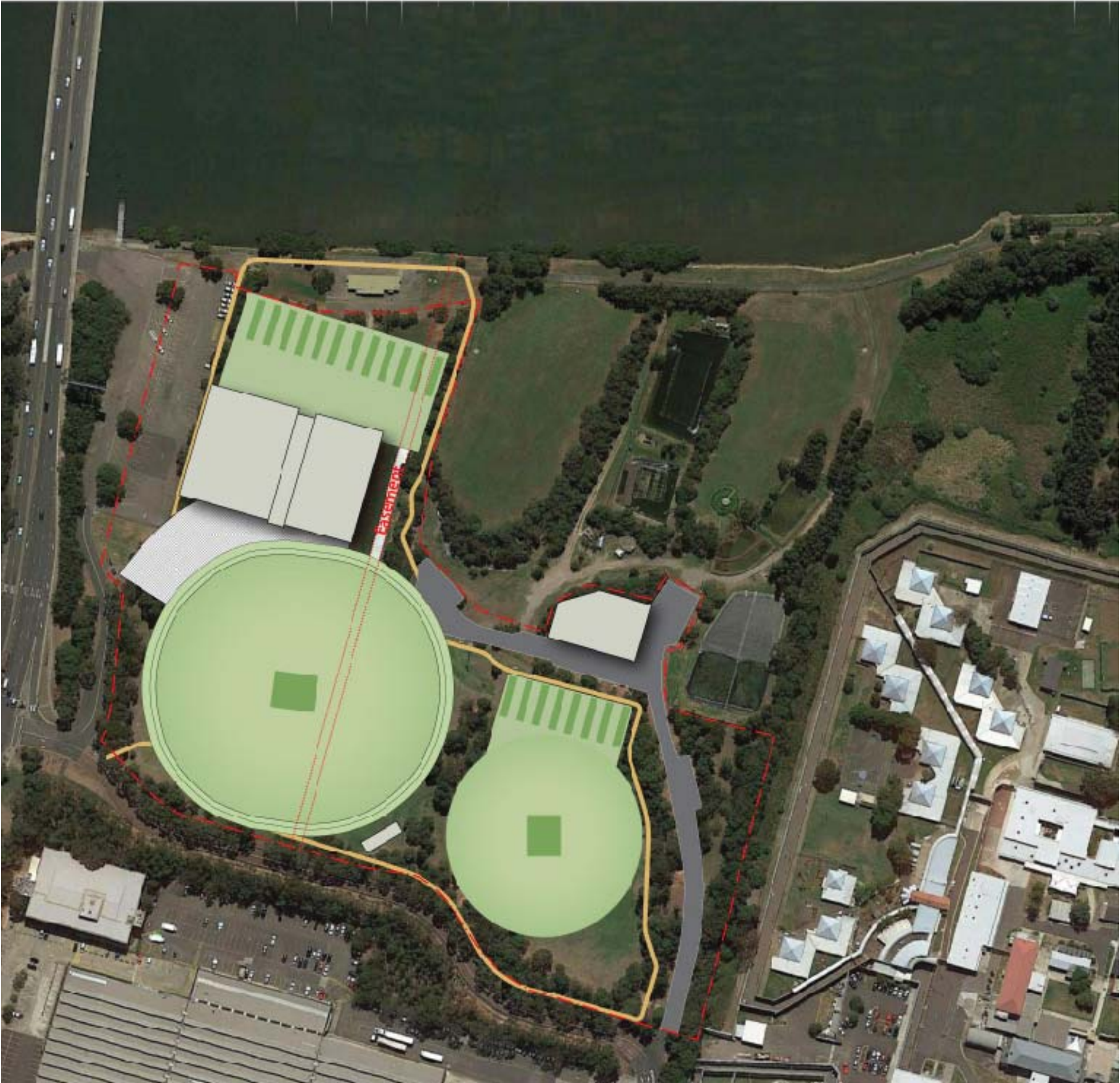
The building location permits the PMOA to access and view the ground from the north of the ICC oval.

This master plan meets all requirements of the site constraints and cricket constraints.

In addition it also permits access by the general public through and within the site between dawn and dusk.

Critical brief requirements

• Relationship of the outdoor practice nets to the high performance centre.	●
• Relationship of the ICC oval to the high performance centre.	●
• The building should be to the north of the ICC oval to permit media to view in line with the wicket.	●
• The main entrance should be adjacent the car parking off Clyde Street for level access.	●
• The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.	●
• The overland flow should be carefully considered	●
• No buildings should not straddle the stormwater easement that runs north-south through the site.	●
• Excavations should be limited due to the contamination under the capping layers on the site.	●
• The RMS bus road way cannot be moved.	●
• The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.	●
• Inclusion of an ICC compliant oval.	●
• Inclusion of a 100m minimum diameter oval 2.	●
• Minimum of 71 outdoor training wickets with a minimum of 30m run ups.	●



Master Plan Option 1



# 10. Master Plan Options

## 10.2 Option 2

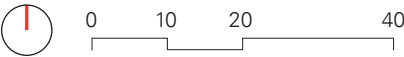
This Master Plan option locates oval 2 at the north west end of the site. It is evident that in order to fit within the site the size of the community oval is reduced below the intended size. In addition this requires the main building to move to the south east of the site which results in a less than acceptable access to the main oval for the occasional non fan-facing match days. It also requires removal of the seating banks on the west of the main oval.

Critically this layout has minimal intervention on the remediated lands but the building and wicket blocks disrupt the current overland flow requirements so it has to be diverted around the building which places the leachate pods in jeopardy.

Finally the PMOA and media is not on the northern axis with the ICC oval wicket which is a critical failing to meet the brief.

### Critical brief requirements

• Relationship of the outdoor practice nets to the high performance centre.	●
• Relationship of the ICC oval to the high performance centre.	●
• The building should be to the north of the ICC oval to permit media to view in line with the wicket.	●
• The main entrance should be adjacent the car parking off Clyde Street for level access.	●
• The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.	●
• The overland flow should be carefully considered	●
• No buildings should not straddle the stormwater easement that runs north-south through the site.	●
• Excavations should be limited due to the contamination under the capping layers on the site.	●
• The RMS bus road way cannot be moved.	●
• The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.	●
• Inclusion of an ICC compliant oval.	●
• Inclusion of a 100m minimum diameter oval 2.	●
• Minimum of 71 outdoor training wickets with a minimum of 30m run ups.	●



Master Plan Option 2



10.3 Option 3

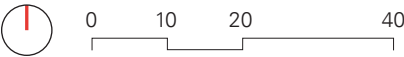
This Master Plan option locates the oval 2 on the north west end of the site and locates the main oval 1 to the south east corner. The main oval 1 is not able to be accommodated in this location as the service road cannot be accommodated.

In addition the building straddles the easement which is not practical.

Finally the PMOA and media is not on the northern axis with the ICC oval wicket which is a critical failing to meet the brief.

Critical brief requirements

• Relationship of the outdoor practice nets to the high performance centre.	●
• Relationship of the ICC oval to the high performance centre.	●
• The building should be to the north of the ICC oval to permit media to view in line with the wicket.	●
• The main entrance should be adjacent the car parking off Clyde Street for level access.	●
• The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.	●
• The overland flow should be carefully considered	●
• No buildings should not straddle the stormwater easement that runs north-south through the site.	●
• Excavations should be limited due to the contamination under the capping layers on the site.	●
• The RMS bus road way cannot be moved.	●
• The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.	●
• Inclusion of an ICC compliant oval.	●
• Inclusion of a 100m minimum diameter oval 2.	●
• Minimum of 71 outdoor training wickets with a minimum of 30m run ups.	●



Master Plan Option 3



# 10. Master Plan Options

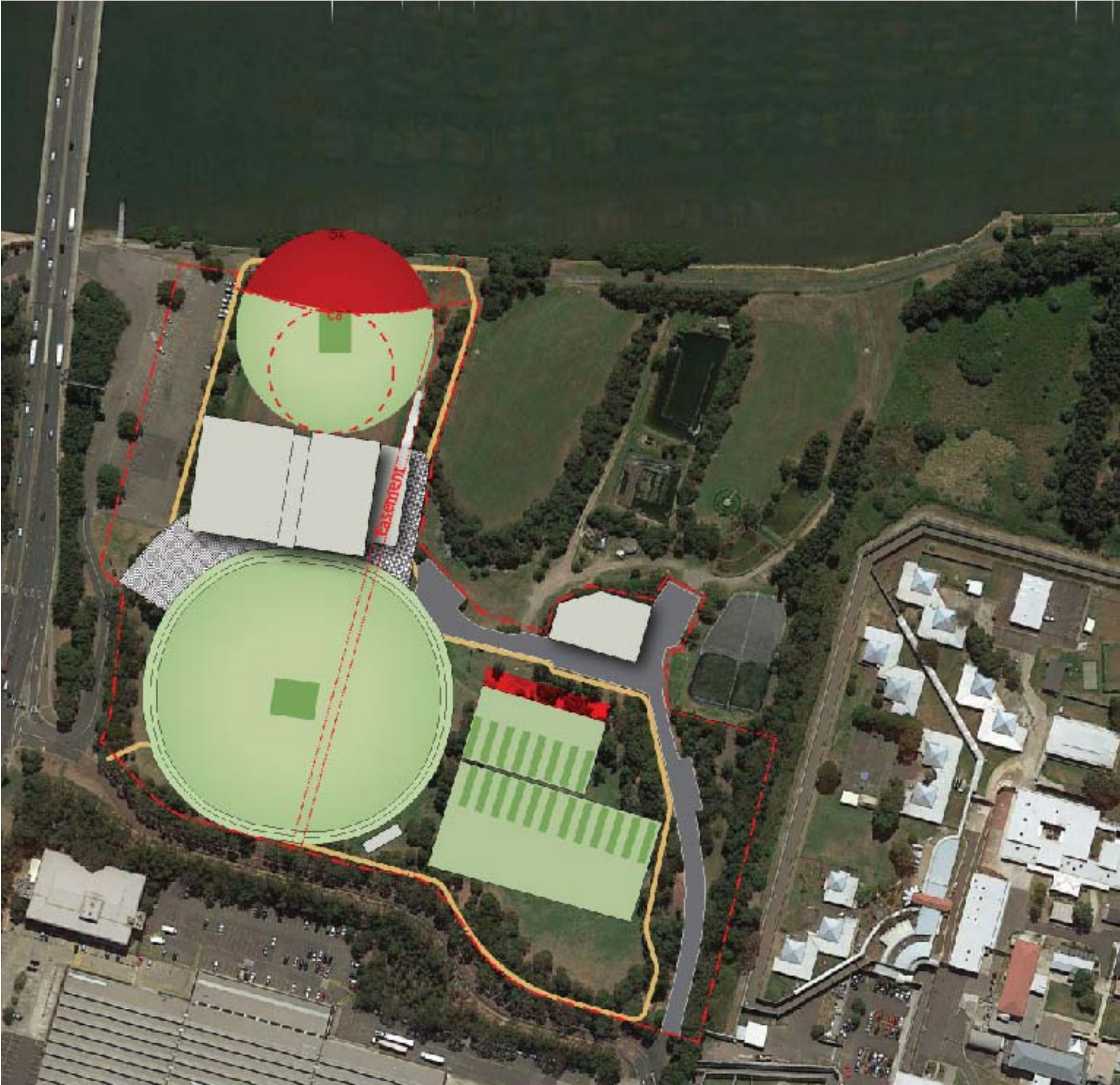
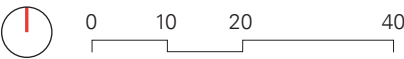
## 10.4 Option 4

This Master Plan option attempts to retain the relationship of the main building and the main oval by relocating oval 2 to the north west of the site with all the practice nets moving to the south east.

However the outcome is that Oval 2 is too small to be effective for the cricket community, and the practice nets have a poor relationship to the building.

### Critical brief requirements

• Relationship of the outdoor practice nets to the high performance centre.	●
• Relationship of the ICC oval to the high performance centre.	●
• The building should be to the north of the ICC oval to permit media to view in line with the wicket.	●
• The main entrance should be adjacent the car parking off Clyde Street for level access.	●
• The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.	●
• The overland flow should be carefully considered	●
• No buildings should not straddle the stormwater easement that runs north-south through the site.	●
• Excavations should be limited due to the contamination under the capping layers on the site.	●
• The RMS bus road way cannot be moved.	●
• The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.	●
• Inclusion of an ICC compliant oval.	●
• Inclusion of a 100m minimum diameter oval 2.	●
• Minimum of 71 outdoor training wickets with a minimum of 30m run ups.	●



Master Plan Option 4



10.5 Option 5

Similar to Option 3, this Master Plan option attempts to locate the full-size Oval 2 on the north west end of the site and plans to place the main oval to move to the south east corner. The service road is relocated from the south-east corner to the western side.

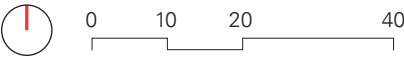
The tight fit of the main oval into the southern, eastern and north-eastern edges of the site cannot accommodate the required 3m embankments around the oval.

In addition the building straddles the easement which is not practical.

Finally the PMOA is not on the northern axis with the ICC oval wicket which is a critical failing to meet the brief.

Critical brief requirements

• Relationship of the outdoor practice nets to the high performance centre.	●
• Relationship of the ICC oval to the high performance centre.	●
• The building should be to the north of the ICC oval to permit media to view in line with the wicket.	●
• The main entrance should be adjacent the car parking off Clyde Street for level access.	●
• The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.	●
• The overland flow should be carefully considered	●
• No buildings should not straddle the stormwater easement that runs north-south through the site.	●
• Excavations should be limited due to the contamination under the capping layers on the site.	●
• The RMS bus road way cannot be moved.	●
• The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.	●
• Inclusion of an ICC compliant oval.	●
• Inclusion of a 100m minimum diameter oval 2.	●
• Minimum of 71 outdoor training wickets with a minimum of 30m run ups.	●



Master Plan Option 5



# 10. Master Plan Options

## 10.6 Option 6

This Master Plan option moves the ICC Oval to the north, the buildings and practice nets to the south-west and Oval 2 to the south-east.

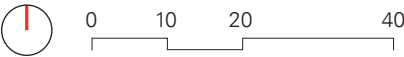
Moving the ICC Oval to the north pushes the 3m embankments beyond the site boundary and compromises the majority of the north-eastern car park. Crucially, this requires much of the car parking to be moved to the far south-eastern corner off the service road.

In addition the building straddles the easement which is not practical.

Finally the PMOA is not on the northern axis with the ICC oval wicket which is a critical failing to meet the brief.

### Critical brief requirements

• Relationship of the outdoor practice nets to the high performance centre.	●
• Relationship of the ICC oval to the high performance centre.	●
• The building should be to the north of the ICC oval to permit media to view in line with the wicket.	●
• The main entrance should be adjacent the car parking off Clyde Street for level access.	●
• The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.	●
• The overland flow should be carefully considered	●
• No buildings should not straddle the stormwater easement that runs north-south through the site.	●
• Excavations should be limited due to the contamination under the capping layers on the site.	●
• The RMS bus road way cannot be moved.	●
• The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.	●
• Inclusion of an ICC compliant oval.	●
• Inclusion of a 100m minimum diameter oval 2.	●
• Minimum of 71 outdoor training wickets with a minimum of 30m run ups.	●



Master Plan Option 6



### 10.7 Option 1 Recommendation

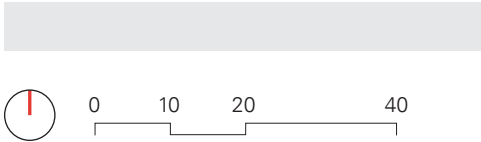
The preferred Master Plan option meets all the site and brief constraints. It provides the best outcome for the facility so that it can meet the briefing objectives for its players staff and cricket community.

This Master Plan is shown here with the landscape design that shows the pathways and connections from the foreshore through the site to the adjoining streets at Clyde Street and Newington Road permitting access by the general public through and within the site between dawn and dusk.

The trees as retained and reinstatement are shown surrounding the fields of play.

The plan also shows the fencing around the site. These include the safety fencing of those viewing the outdoor cricket practice nets and the fencing securing the site and indicates the gate access points.

- Cricket Nets
- Combination Security / Cricket Fencing
- Pedestrian Path / Public access, varying surface finishes.
- Gate access
- Bus Stop



Master Plan Option 1 - Landscape



# 10. Master Plan Options

Master Plan Option 1 (preferred)



Master Plan Option 2



Master Plan Option 3



Critical brief requirements

Relationship of the outdoor practice nets to the high performance centre.
Relationship of the ICC oval to the high performance centre.
The building should be to the north of the ICC oval to permit media to view in line with the wicket.
The main entrance should be adjacent the car parking off Clyde Street for level access.
The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.
The overland flow should be carefully considered
No buildings should not straddle the stormwater easement that runs north-south through the site.
Excavations should be limited due to the contamination under the capping layers on the site.
The RMS bus road way cannot be moved.
The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.
Inclusion of an ICC compliant oval.
Inclusion of a 100m minimum diameter oval 2.
Minimum of 71 outdoor training wickets with a minimum of 30m run ups.

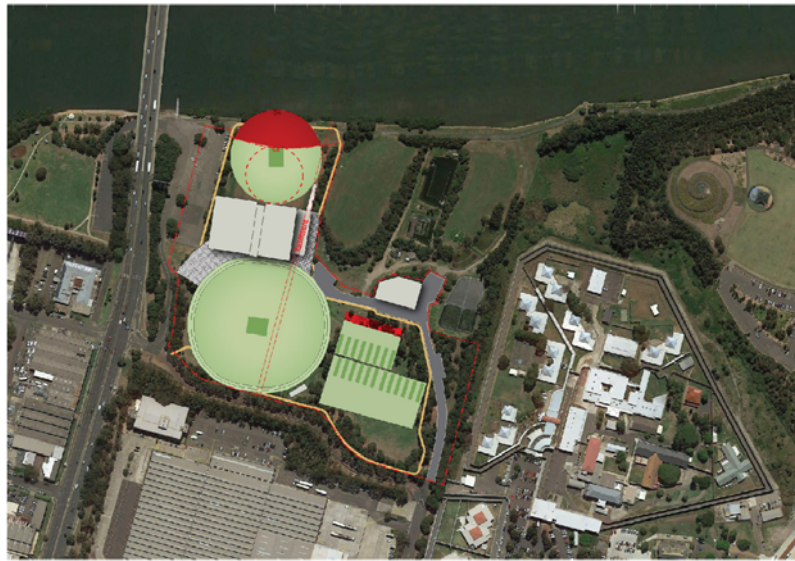
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Master Plan Option 4



Master Plan Option 5



Master Plan Option 6



Critical brief requirements

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Relationship of the outdoor practice nets to the high performance centre.
Relationship of the ICC oval to the high performance centre.
The building should be to the north of the ICC oval to permit media to view in line with the wicket.
The main entrance should be adjacent the car parking off Clyde Street for level access.
The EPA controlled lands cannot be encroached bar a small triangle to the south east corner.
The overland flow should be carefully considered
No buildings should not straddle the stormwater easement that runs north-south through the site.
Excavations should be limited due to the contamination under the capping layers on the site.
The RMS bus road way cannot be moved.
The entire site should be secured between dusk and dawn to comply with the SOPA management requirements.
Inclusion of an ICC compliant oval.
Inclusion of a 100m minimum diameter oval 2.
Minimum of 71 outdoor training wickets with a minimum of30m run ups.









## 11. Built Arrangement Options

### 11.1 Options

Having completed the exercise for the optimum and preferred Master Plan a further exhaustive series of studies were undertaken to find the optimum disposition of the components of the building.

These are the indoor cricket practice nets, the high performance department with administration over and the cricket community facility.

All along there were some major constraints that have limited the possible outcomes and resulted in the preferred option as it best deals with all these constraints and mitigates all negative impacts on the operation of Cricket NSW.

In all options the preferred master plan was used as the basis for the studies.

Functional Requirements that define the building are:

- CNSW accommodation: office areas, breakout areas, meeting rooms, kitchen and amenities suitable for 170 staff
- Indoor training facilities: high performance gym, change rooms, amenities, medical space and flexible meeting/ learning spaces
- Outdoor training facilities: outdoor practice wickets, full size international cricket compliant oval with lighting and amenities
- Other Requirements: additional car spaces, ground staff accommodation, storage for plant and equipment

Critical issues that constrain the building are:

- Relationship of the outdoor practice nets to the high performance centre.
- Relationship of the ICC oval to the high performance centre.
- The PMOA facilities should be to the north of the ICC oval to permit media to view in line with the wicket for non fan-facing match days.
- The main entrance should be adjacent the car parking off Clyde Street (which incidentally is a capping layer over contamination).
- Buildings should not straddle the stormwater easement that runs north south through the site.
- Reasonable minimisation of required distances travelled
- 71 outdoor wickets with dedicated 30m run-ups (35m where possible)



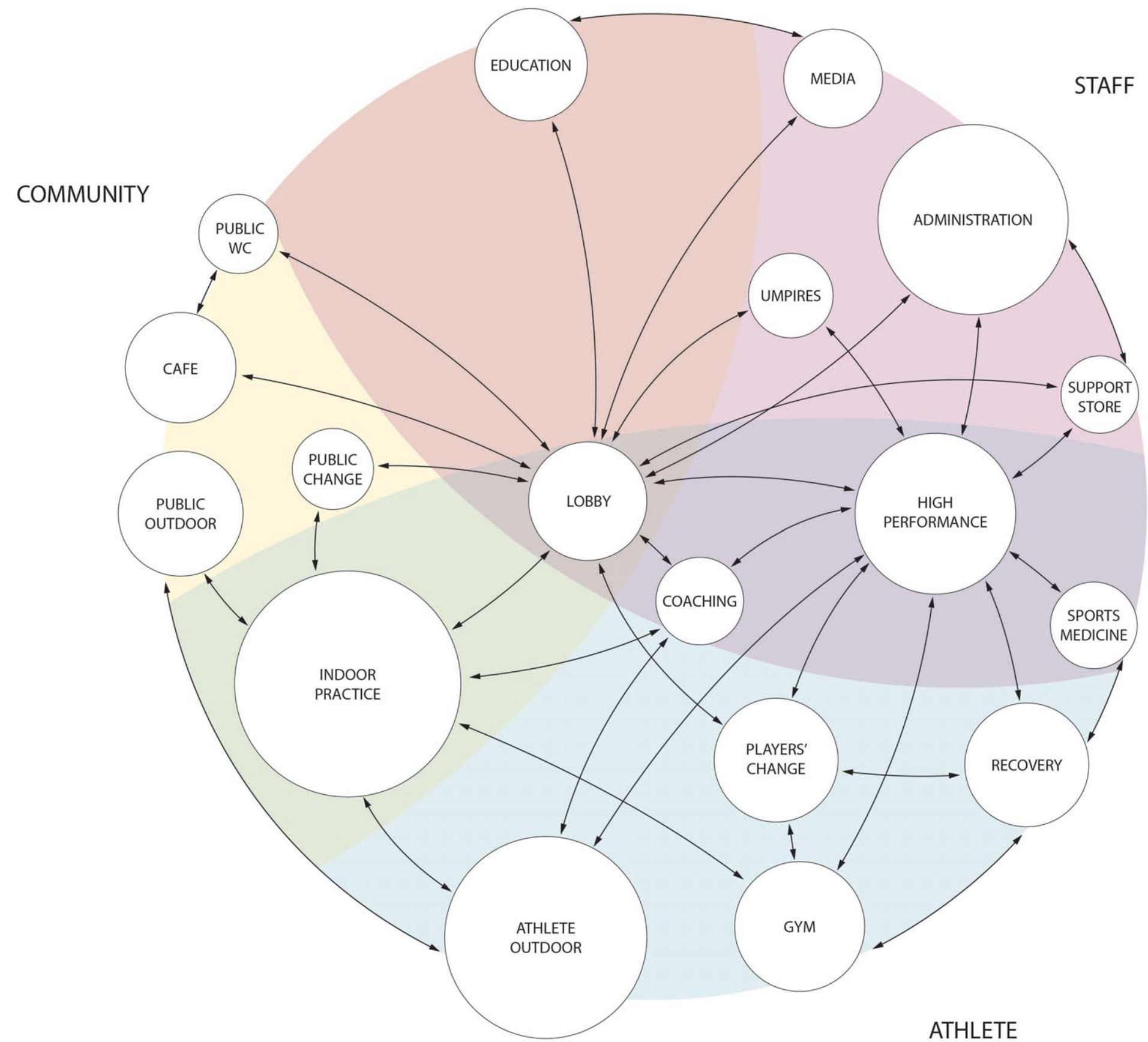
# Built Arrangement Options

## 11.2 Functional Relationship Diagram

The functions of the NSW Cricket Centre can be loosely lumped into 'Community', 'Athlete', and 'Staff' facilities.

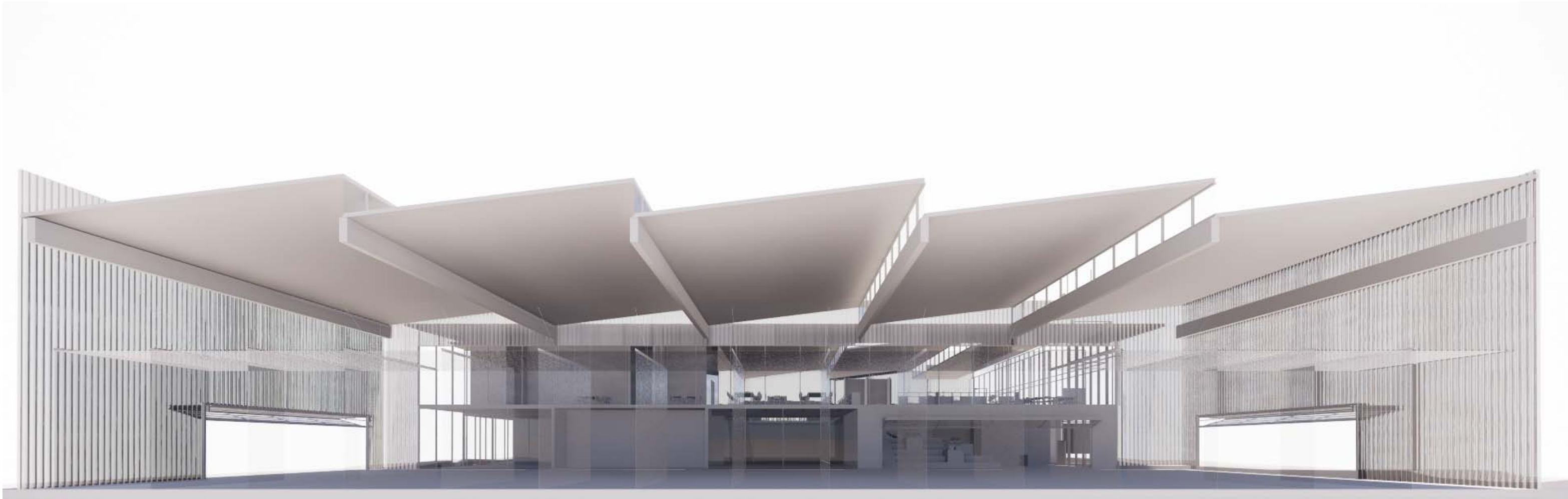
For the most efficient use of space, many of these facilities will overlap between these different user groups.

As shown in the adjacent diagram, this results in a tightly knotted web of functional access between these facilities, thereby strongly preferencing a shared building for the user groups, rather than breaking them up into disparate areas.



Functional Relationships Diagram





Perspective section through indoor facility looking at high performance and office space beyond



# Built Arrangement Options

## Option 01 (Preferred)

Relatively similar to Option 02, however pulls the indoor cricket practice nets and community facilities further south. This is the preferred option as it best meets all the requirements set out in the analysis.

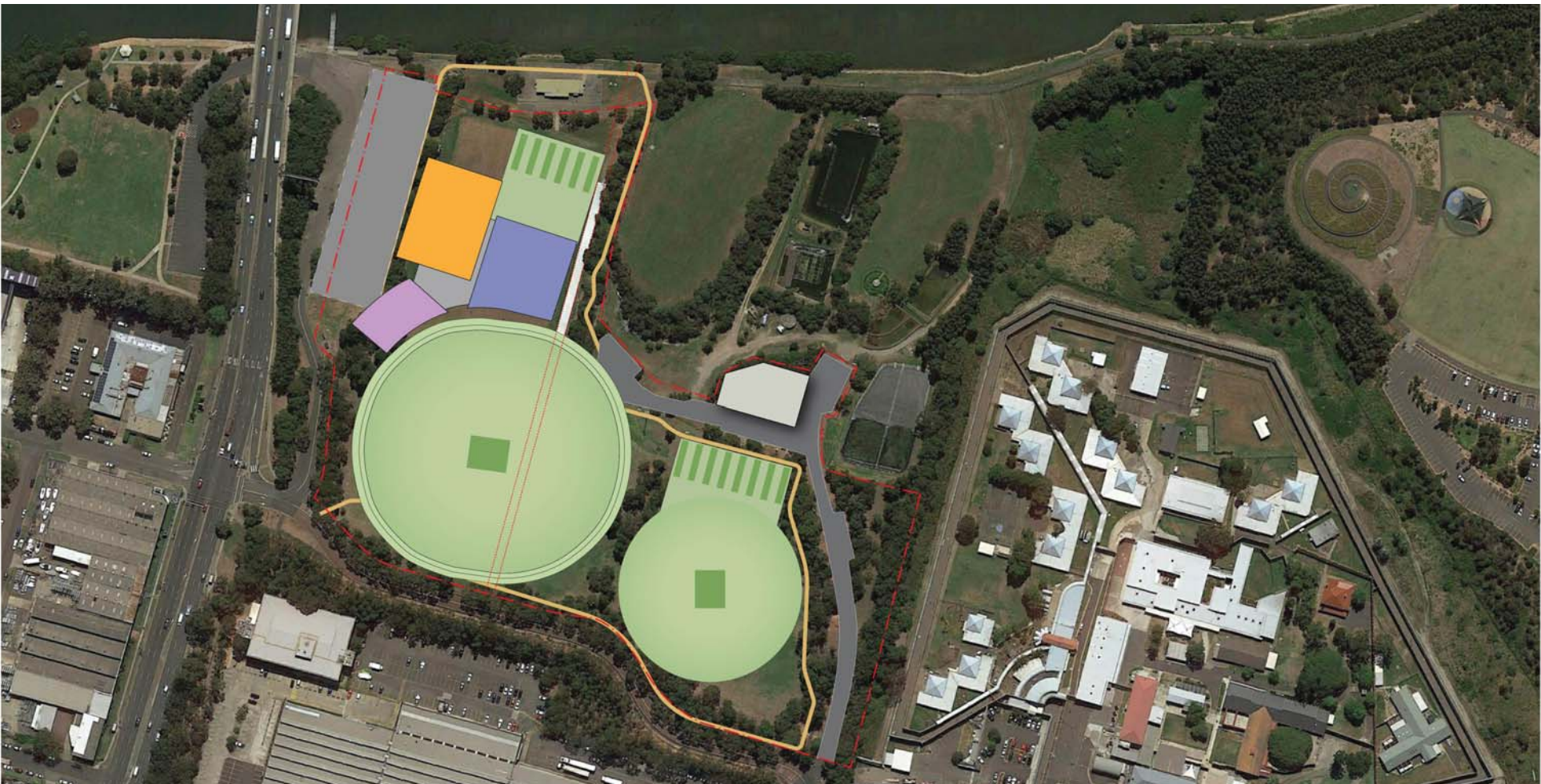
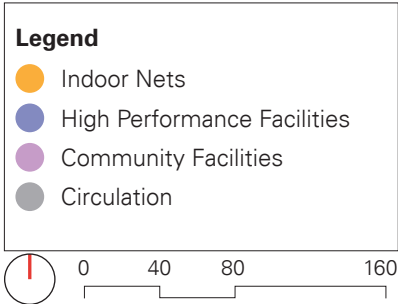
This option provides the best relationships between the various departments in the building as well as their relationship with the outdoor practice nets and ovals.

## Option 02

Places the indoor nets to the north-west, the high performance facilities to the south-east and the community facilities relatively separated to the south-west.

Maintains access between the indoor and outdoor nets and places the high-performance facilities at the nexus of the programme.

This does not meet the brief for the outdoor cricket practice nets.





### Option 03

Places indoor nets to the north, community facilities to the south-east and high-performance facilities around the oval to the south-west.

This provides excellent connection between the indoor and outdoor cricket practice net facilities, but a poor connection between the indoor cricket practice nets and the high-performance facilities.

### Option 04

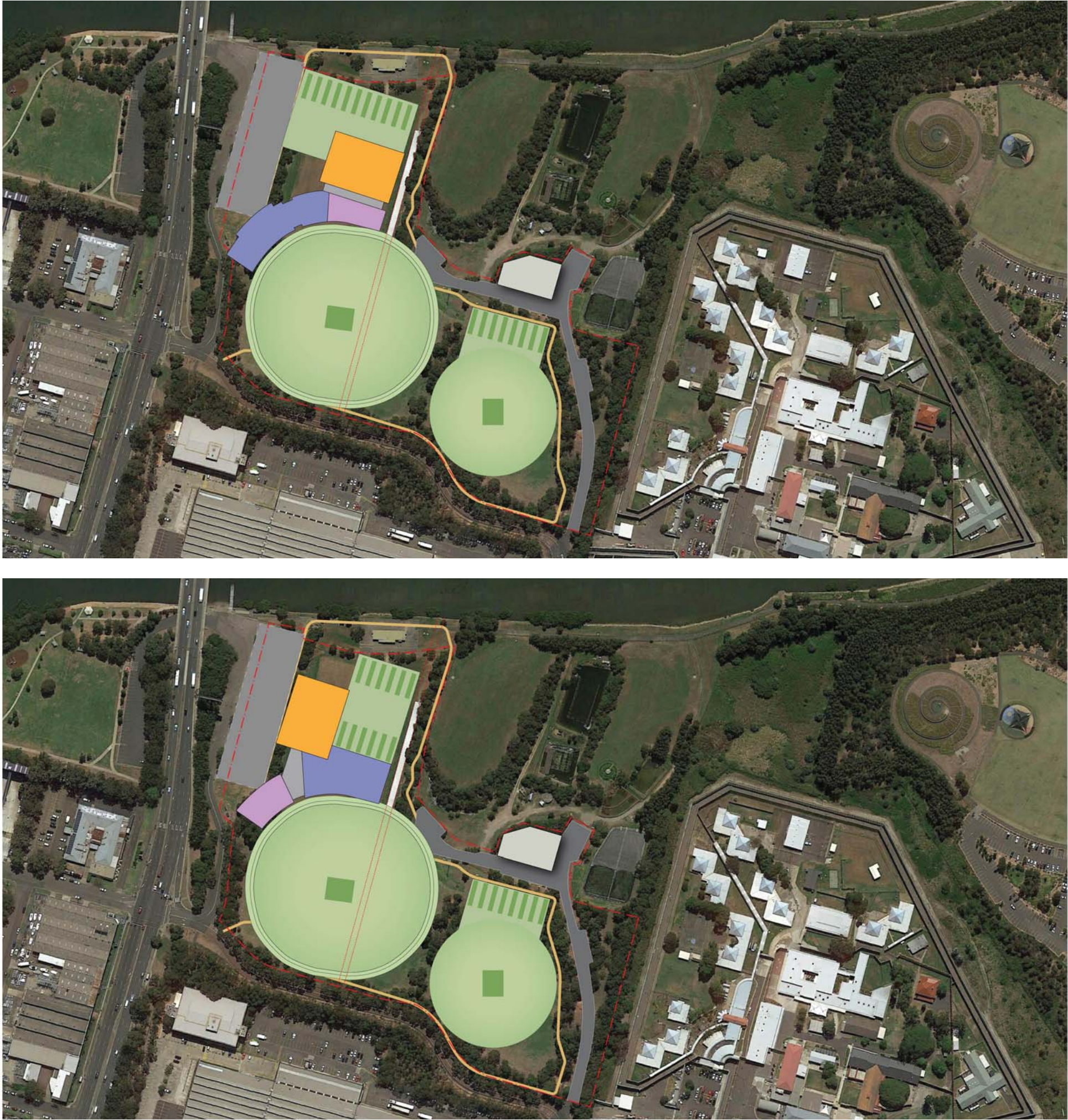
Similar again to Options 2 & 3, but pushes the indoor cricket practice nets further north, and widens the high-performance facilities further west.

This lengthens area for the outdoor nets along the north-south axis. Arranging the outdoor cricket practice nets opposite themselves is not ideal, as this would require bowlers to share run-ups.

**Legend**

- Indoor Nets
- High Performance Facilities
- Community Facilities
- Circulation

0 40 80 160

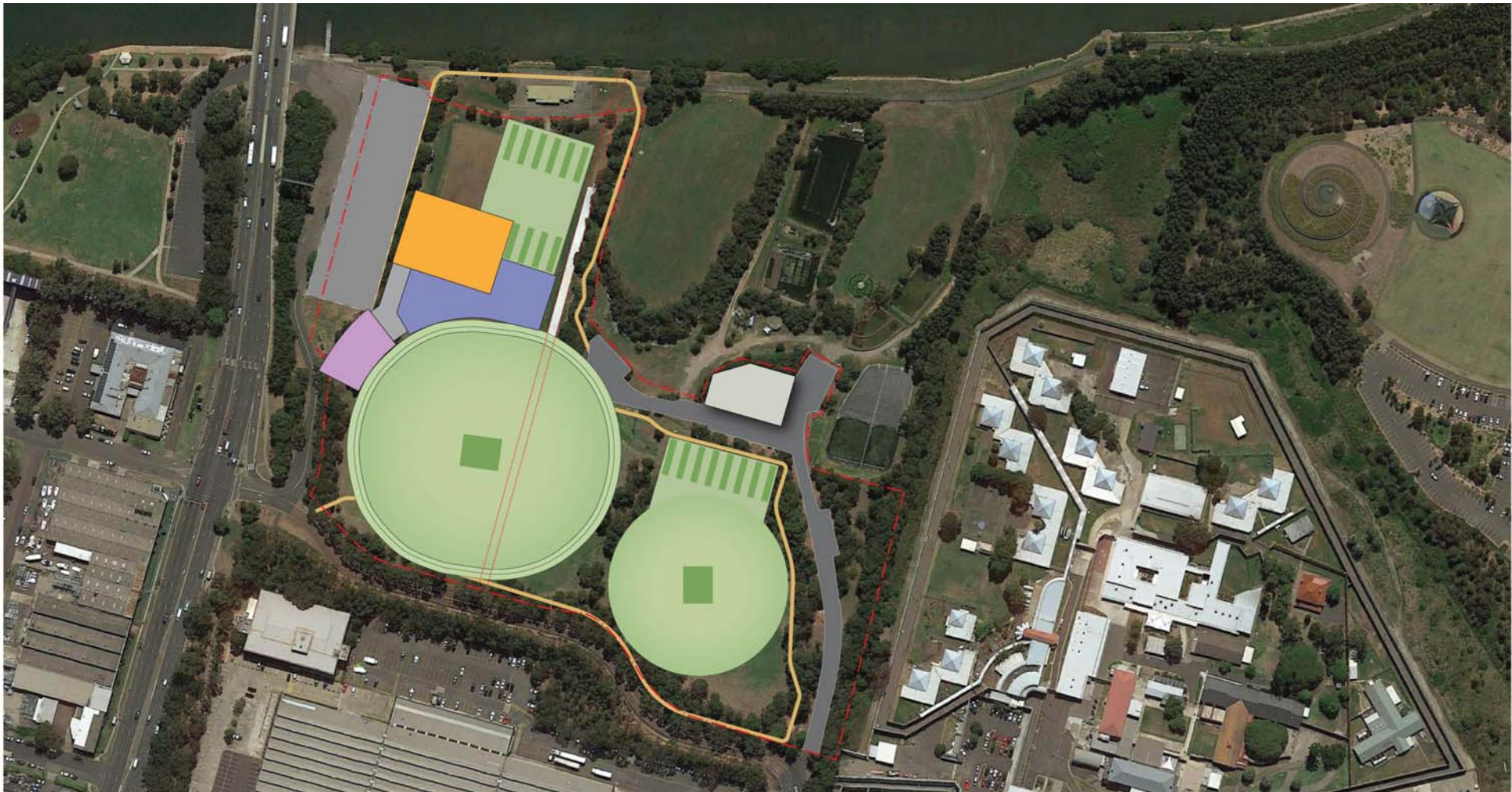




# Built Arrangement Options

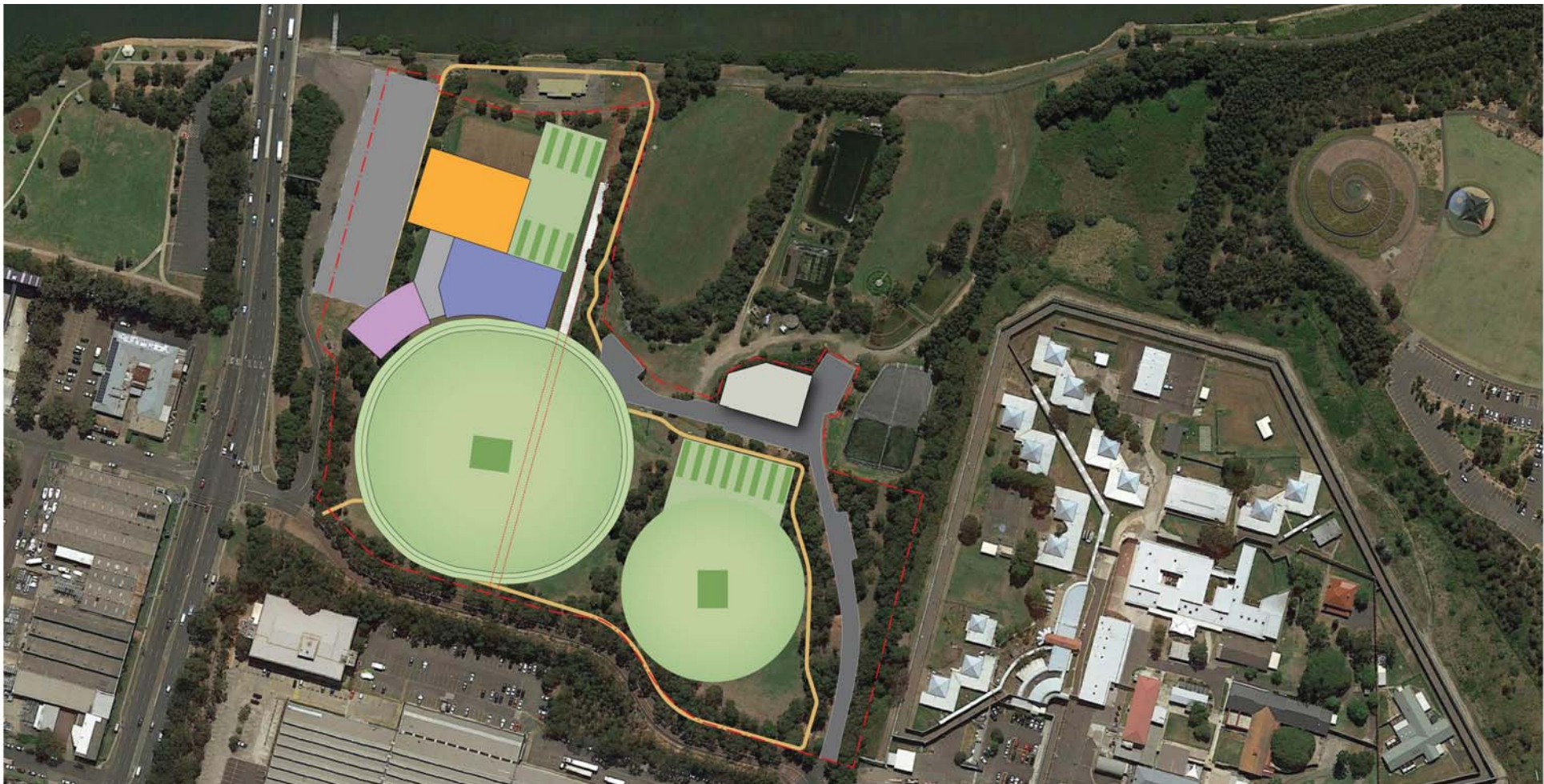
## Option 05

Similar to Option 04, but rotates the indoor nets to align along the east-west axis. This opens up a significant amount of parkland up to the accessible north-east corner, but compromises further the outdoor cricket practice net situation numbers.



## Option 06

Similar to Option 05, however awards the high-performance facilities a more rational plan. This further compromises outdoor cricket practice net conditions.



**Legend**

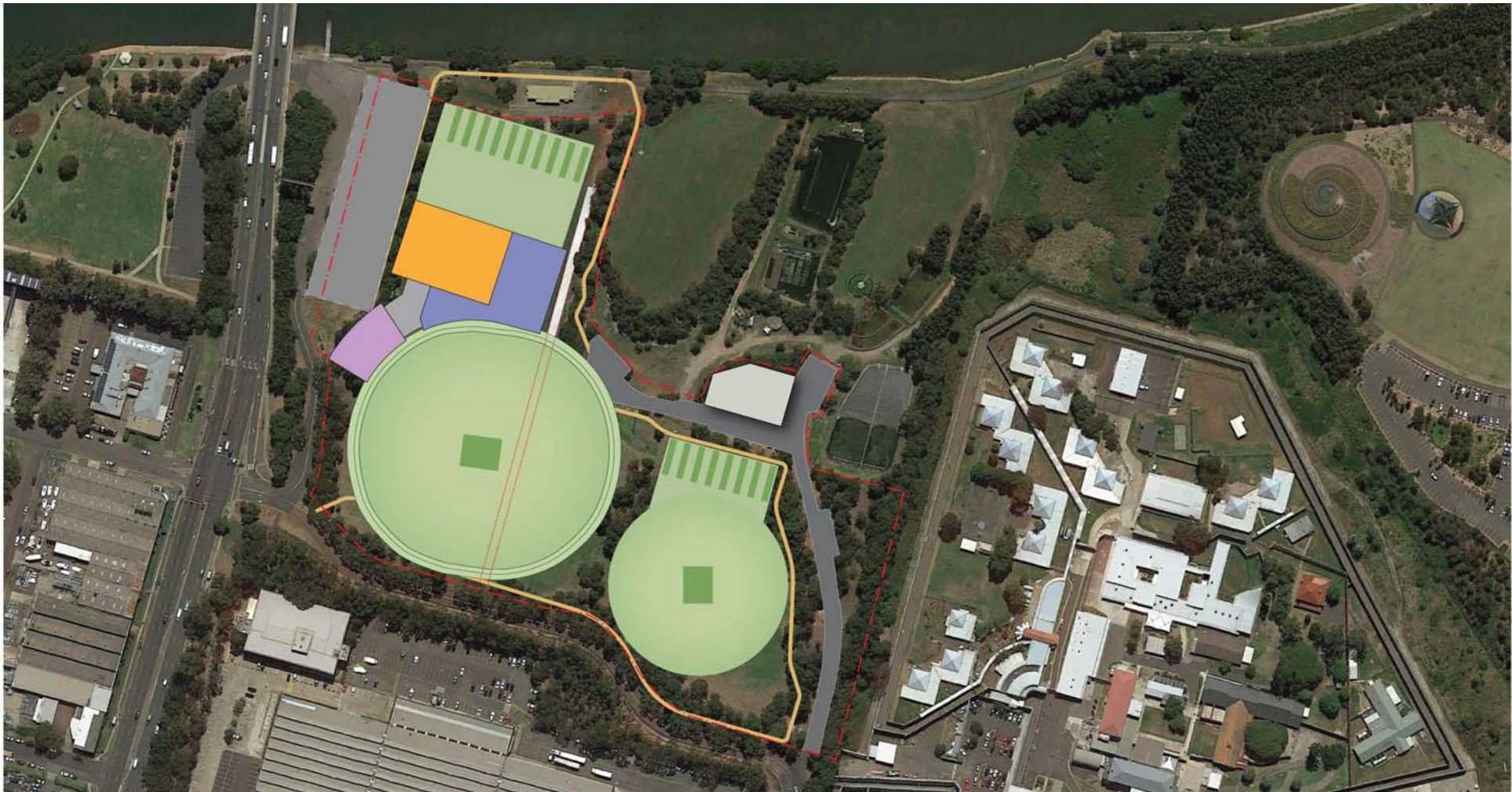
- Indoor Nets
- High Performance Facilities
- Community Facilities
- Circulation

0 40 80 160



Option 07

Similar to Option 03, but gives priority to the outdoor cricket practice nets. This presents a clean northern facade to the facilities, however compromises the internal planning of the high-performance facilities.



**Legend**

- Indoor Nets
- High Performance Facilities
- Community Facilities
- Circulation

0 40 80 160

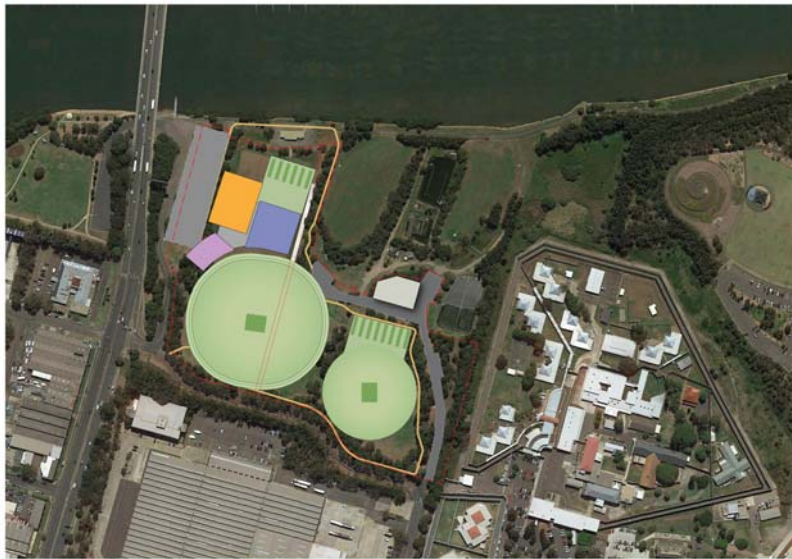


# Built Arrangement Options

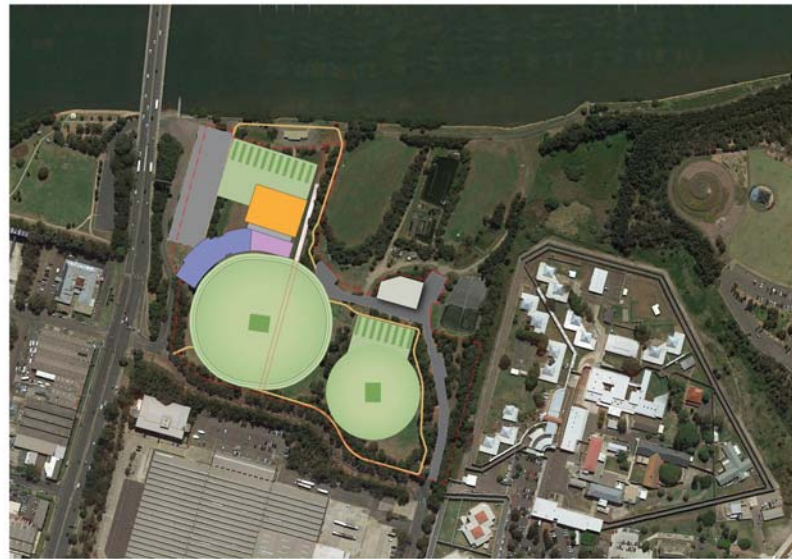
Built Arrangement Option 1 (preferred)



Built Arrangement Option 2



Built Arrangement Option 3



## Critical brief requirements

Relationship of the outdoor practice nets to the high performance centre.
Relationship of the ICC oval to the high performance centre.
The PMOA Facilities should be to the north of the ICC oval to permit media to view in line with the wicket for non fan-facing match days
Reasonable minimization of required distances traveled
71 outdoor wickets with dedicated 30m run-ups (35m where possible)

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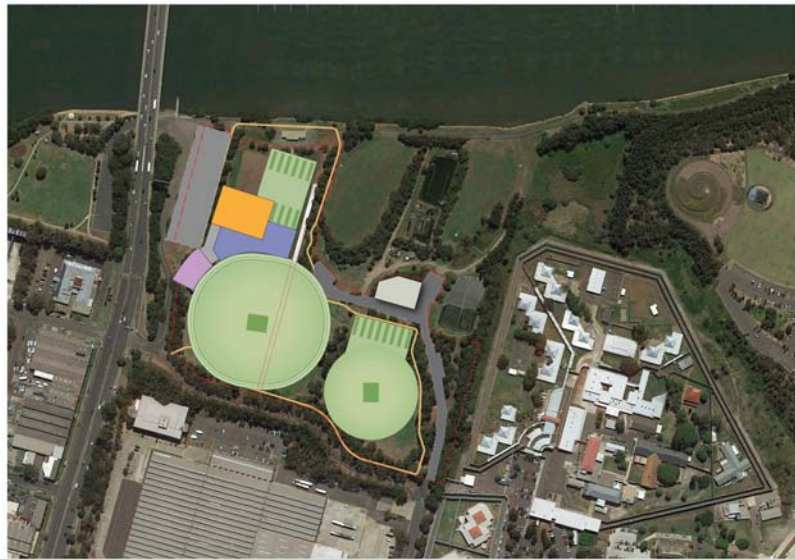
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**Legend**

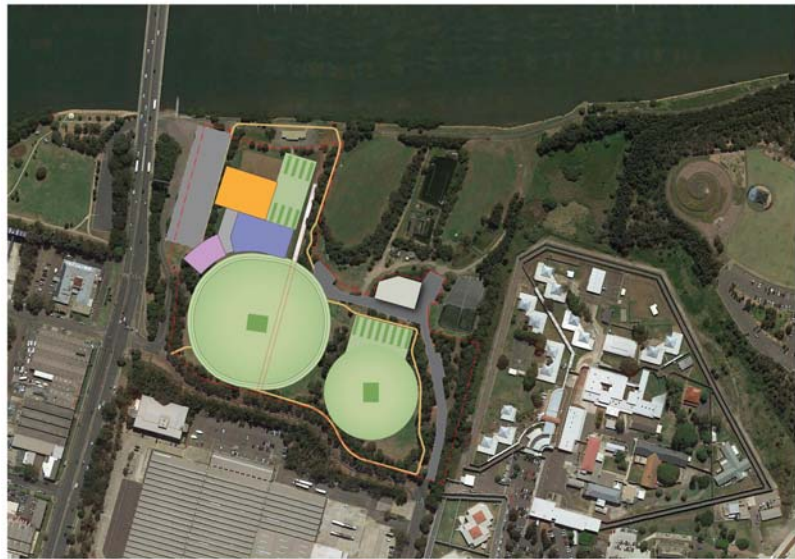
- Indoor Nets
- High Performance Facilities
- Community Facilities
- Circulation



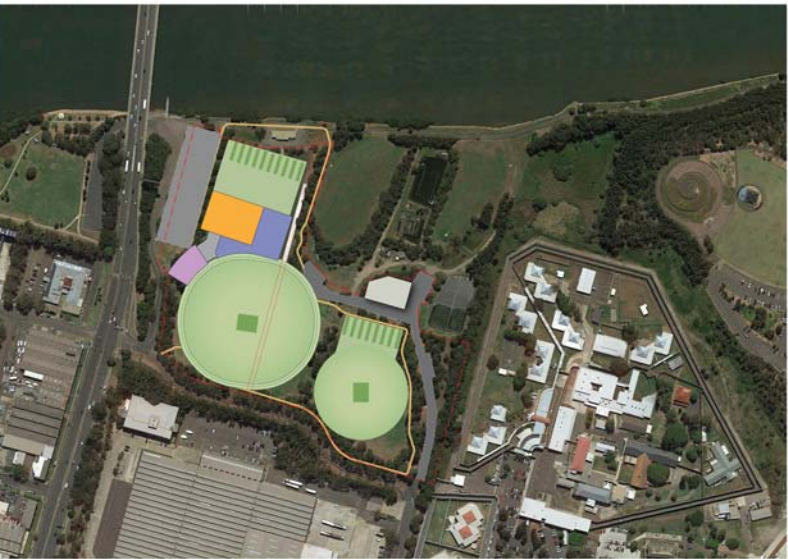
Built Arrangement Option 4



Built Arrangement Option 5



Built Arrangement Option 6



Critical brief requirements

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Relationship of the outdoor practice nets to the high performance centre.
Relationship of the ICC oval to the high performance centre.
The PMOA Facilities should be to the north of the ICC oval to permit media to view in line with the wicket for non fan-facing match days
Reasonable minimization of required distances traveled
71 outdoor wickets with dedicated 30m run-ups (35m where possible)









## 12. Master Plan

### 12.1 Urban Design Principles

- Consider all Urban Design principles of the Sydney Olympic Park precinct including signage, wayfinding and landscape.
- Design the optimum outcome of the public domain.
- Develop the NSW Cricket Centre with due consideration to public access through the site.
- Create a building in the park that celebrates landscape.
- Create an obvious public address for the facility.
- Integrate the new sports fields into the parkland.
- Create a building in the park.



# 12. Master plan

## 12.2 Urban Design Goals

Wilson Park is set in the north west part of the Sydney Olympic Park sporting precinct adjacent to the Parramatta river. The Cricket NSW accommodation will enhance its environment and will be properly integrated into the surrounding precinct.

The Cricket NSW accommodation Redevelopment shall:

- Be an integral part of the Sydney Olympic Park precinct
- Provide a well-articulated and appropriately scaled architectural response to the setting that accommodates all Cricket NSW Administration as defined in this brief as well as an Indoor Cricket Centre and Outdoor Practice Pitches while preserving and enhancing the unique character of the precinct
- Preserve and enhance Wilson Park and its setting
- Provide integrated Back of House (BOH) Grounds & Maintenance facilities
- Provide safe and efficient pedestrian access through design
- The overall design of the facility shall consider good universal and urban design principles considering aspects such as access, egress, way finding and the like to encourage broad community use.
- The facility will enable public access through the site between the hours of 7:00am and 7:00PM.
- The facility will enable future use as a game day non fan-facing venue.



Legend

Lease Boundary



Proposed Master plan



### 12.3 Master plan

The master plan response seeks to combine Indoor Training (1), High Performance, Administration (3) and Cricket Community facilities (2) together to allow for maximum integration of these 3 important core components to Cricket NSW. It also locates the High performance facility between the outdoor training to the north, Indoor training to the west and ICC oval to the south.

The ICC oval (6) has been located to the south western corner of the site as it is the only area big enough to accommodate it, due to the significant EPA constraint of the north eastern corner.

Multipurpose meeting rooms have been arranged on level 1 to accommodate media facilities as per the Cricket Australia tier 2 guidelines for a Players' & Match Officials' Areas.

External training wickets (5) are located to maximise exposure to sun to promote year round growth to these important assets.

The grounds keeping facility (4) has been located to the west of the site near the existing car parking incorporating the existing change rooms. It is connected to the ICC oval and northern training wickets via a new service access path

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. Oval 2
8. Scoreboard
9. Car parking
10. New pedestrian pathway



Master plan features



# 12. Master plan

## 12.3 Public Domain

Wilson Park could be seen as the front door to the northern precinct of SOPA's parklands adjacent to the Parramatta river. The Cricket NSW accommodation will enhance its environment and will be properly integrated into the surrounding precinct and provide new pedestrian pathways through the site to enhance the public amenity.

The Cricket NSW accommodation Redevelopment shall:

- Be an integral part of the Sydney Olympic Park precinct
- Preserving and enhancing the unique character of the precinct
- Preserve and enhance Wilson Park and its setting
- Provide safe and efficient pedestrian access through design
- The overall design of the facility shall consider good universal and urban design principles considering aspects such as access, egress, way finding and the like to encourage broad community use.
- The facility will enable public access through the site between the hours of 7:00am and 7:00PM.
- Implement urban elements such as lighting, signage and wayfinding devices in accordance with SOPA's design guidelines manual to maintain a consistent precinct

1. New pedestrian pathway to the east of the building
2. New pedestrian arrival signage to SOPA Parklands guidelines
3. New directional wayfinding signage to SOPA Parklands guidelines
4. New planting along pathways (refer landscaping report)
5. New lighting poles to pathway
6. Existing cycle way to Parramatta river
7. External practice nets
8. Proposed building
9. Planting to battered earthworks
10. Lechate mounds

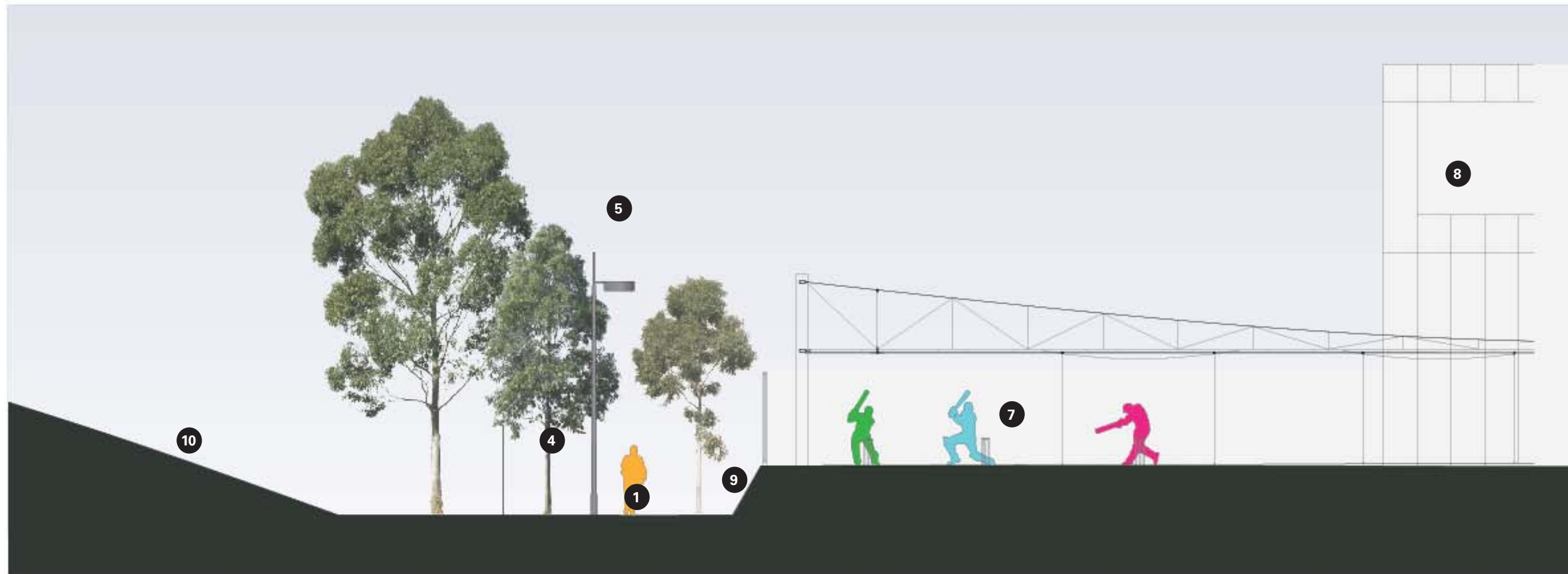
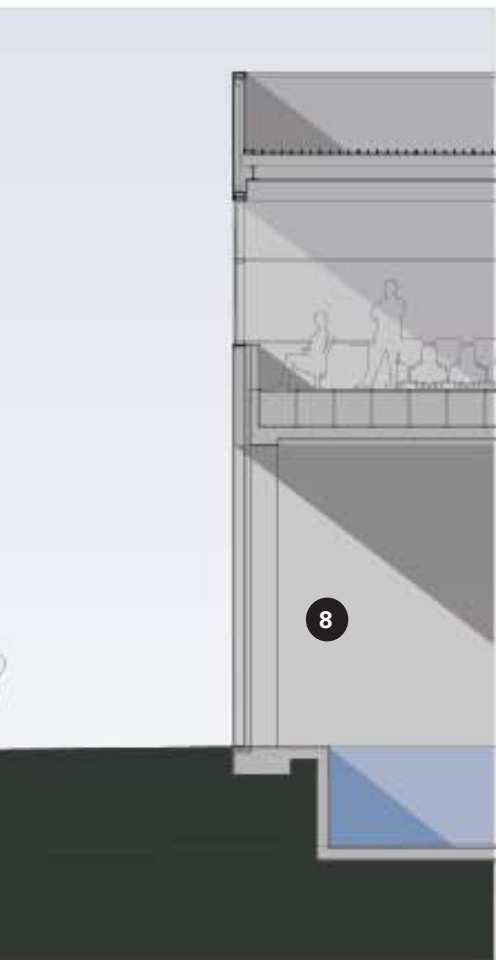


1 - Section through new proposed walkway at building



Section through new proposed walkway





2 - Section through new proposed walkway at practice nets









## 13. Site Constraints & Opportunities



VCCC Melbourne



# 13. Site Constraints & Opportunities

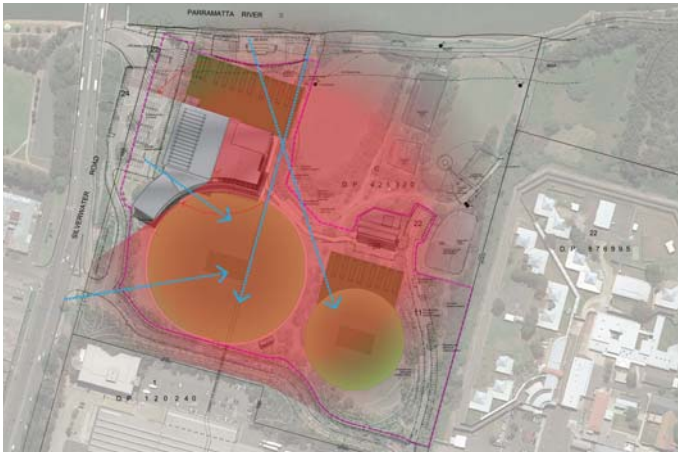


## 13.1 Connections

Additional pathways will be developed around the facility to aid in internal circulation for players and grounds maintenance. These could be connected back to the existing cycleway located along the river front to allow pedestrian access to cross through the site where they previously could not. This would provide a more direct access way to the community oval located in the south eastern corner of the site, whilst allowing the local community to engage with the High Performance facility.

The practice wickets located to the north would provide activity during daylight hours where there previously wasn't any.

Illumination and wayfinding signage to the new pathways developed though the site will be designed in accordance with SOPA guidelines to ensure consistance with the precinct.



## 13.2 Views

Views through the site are promoted by locating the bulk of the building to the car park edge, this will also provide some acoustic shielding tot eh active areas from the busy Silverwater road.

Conversely the administration area is located to provide views over the river front to the north to maximize daylighting into the office areas, to the east and to the south overlooking the main ICC and community ovals providing passive surveillance across the site.



## 13.3 High Peformance

High performance areas are generally located around the high performance facility to provide ease of access to the for the contracted players



## 13.4 Community

Public access to the facility is generally to the entire site except for the indoor high performance and administration areas. Community access to the indoor cricket nets is also available.





### 13.5 Administration

Administration is located above the High Performance facility in an effort to promote internal communication between all facets of the Cricket NSW group

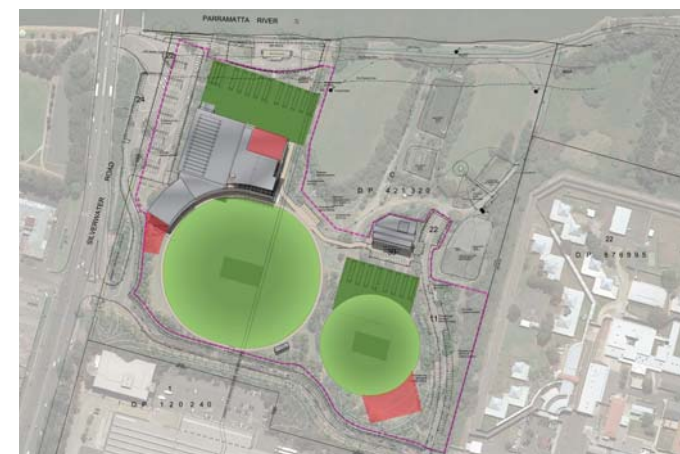


### 13.6 Car parking

The existing car park to the west of the site is to be repainted to provide better efficiency from the existing space and to provide accessible car parking on level area adjacent to the entry of the Cricket NSW facility.

These spaces will be made available to contracted players, administration and community users of the facility. At grade access is important due to the heavy and bulky cricket equipment bags that is required by users of this facility.

Supplementary car parking is located adjacent to the grounds maintenance facility to the east of the main building, which can be utilised by administration and high performance users to the site. This is also usable space for temporary bump in facilities for potential game day catering and bathrooms, as well as media. This secondary car park will also be the site for major deliveries to the store rooms located adjacent to the grounds maintenance facility



### 13.7 Expansion opportunities

The building has been designed to future proof for potential expansion as required during the life span of the facility. Expansion to the outdoor practice wickets is also proposed to the south of Oval 2.



### 13.8 Grounds Maintenance

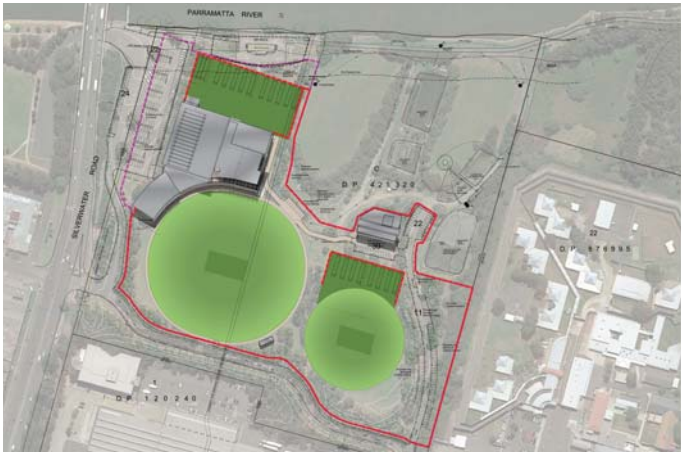
Grounds maintenance is a vital component to the Cricket NSW high performance facility, due to the amount of external practice wickets and curated ovals that are to be developed within the site.

It is proposed to utilise the existing change shed located adjacent to this car park area, it will be reconfigured internally for additional storage whilst still allowing some toilet and change facilities to the practice grounds located south of it.

This grounds maintenance facility will be secured to house the necessary equipment, chemicals and fuel required to maintain the playing areas in peak condition.



# 13. Site Constraints & Opportunities

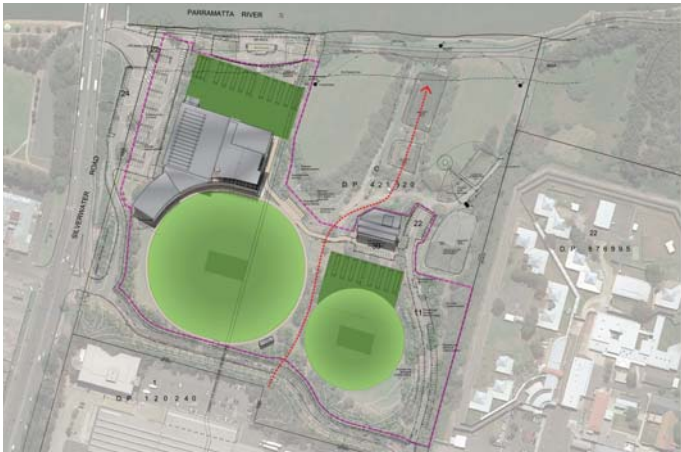


13.9 Fence lines

Fence lines are provided for security of the facility, this would allow the facility to be secured at night at similar hours to when the foreshore walk is locked between sundown and sunup. Controlled access could still be provided to the Cricket NSW facility at the main entry of the centre. These fence lines are also useful during match day events if they were to ever be ticketed.

Some larger fences are located to stop hit balls from entering adjacent public areas these would be predominantly to the west and south of the main ICC ground. Other fences would be provided to the netted areas around the external practice wickets to provide security to the curated wickets from vandalism and also to provide security to contracted players. Fences and nets will be designed to provide maximum visual amenity through them whilst providing the required protection.

The main ICC oval will have a picket fence to its perimeter similar to other grounds around the world.



13.10 Overland Flow

The existing overland flow path has been reinforced by the building up of the two grounds either side of the existing gully. The proposed service pathway between the grounds maintenance area and the ICC oval will have a culvert to allow the overland flow to continue to the ponds as it currently does. The existing gully has been designed as a permanent riparian zone to the site.

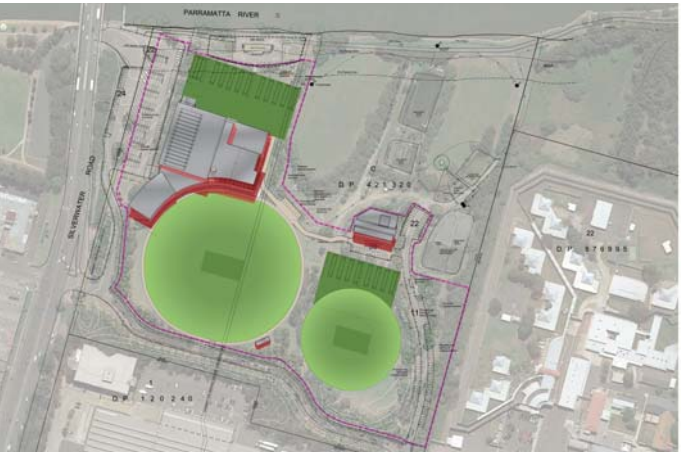
The civil works has been assessed so that the proposed design solution does not pose any negative impact to neighboring sites located to the south



13.11 Stormwater

New civil drainage is provided to proposed practice and training fields to maximise usage throughout the year. The premium turf requires well draining graded surfaces to effectively deal with high rain fall periods. The sub soil drainage is also engineered in such a way to maximise rain fall effectiveness so as to minimise watering during the year. The existing stormwater easement has the ICC oval and practice wickets built over it but no other significant structure is built within its zone of influence.

Existing stormwater infrastructure located on site is either maintained or upgraded during the construction works. Rain water is harvested from the roof of the main facility for reuse on site.



13.12 Shadows

Design of the bulk of the buildings around the main ICC oval has been done to allow maximum sun penetration to the ICC oval during the hours of 10am and 2pm on winter solstice to promote year round growth to the turf to the grounds.

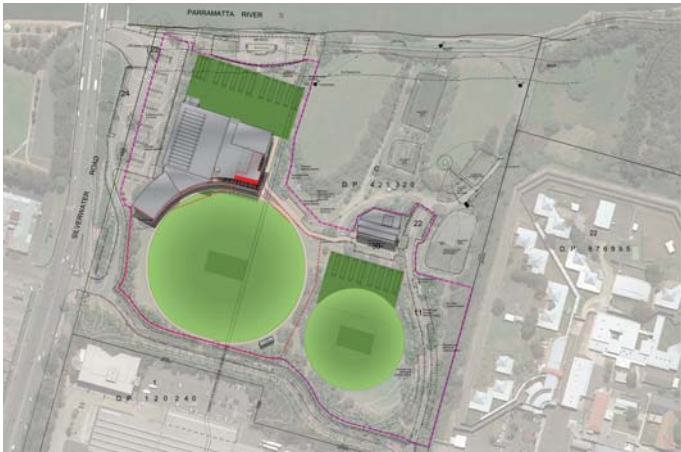


Non fan facing game day requirements



13.13 Outside Broadcast

For some match day events to be televised a location for outside broadcast facilities to be established has been provided east of the proposed facility. This location needs to cater for an articulated vehicle and satellite uplink truck as well as media crew which come with the vehicles. This space also has good adjacency to the proposed temporary media areas located within the facility.



13.14 Media

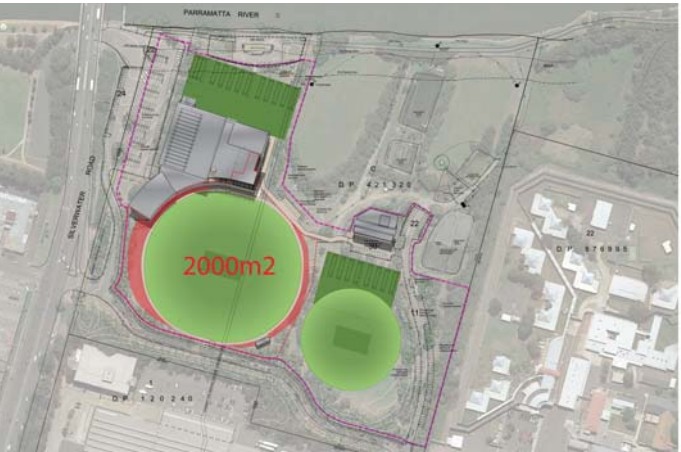
It is proposed that the meeting and boardrooms can have dual use to provide space for media to cover the match. These media spaces are multi purpose used by TV and radio broadcast as well as print and photographic media.



13.15 PMOA opportunities

Players and Match Officials Area (PMOA) is a requirement of both the ICC and Cricket Australia for some non fan-facing game days held in a tier 2 grounds.

This is part of the ICC anti corruption code for participants of games, due to match day betting. This area is required to be accredited and secure from the remaining facility and is to have direct access to the playing field and is only available to players and match officials .



13.16 Public Seating

Some public seating can be provided to the surrounds of the main oval. This seating is predominantly located within the shaded part of the ground located to the west of the ICC oval square of the wicket to also give views to the scoreboard.

This external seating area could be supplemented by a live site located on the community grounds to provide a festive atmosphere for fans of the game promoting the community engagement of the facility.



# 13. Site Constraints & Opportunities

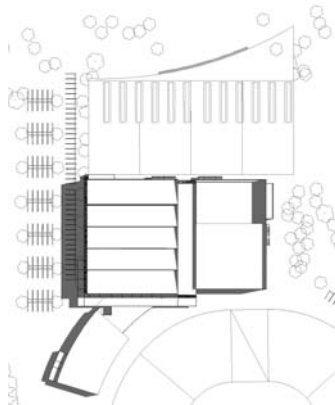
## 13.17 Solar access and Overshadowing

There are no existing structures to compare the new shadows generated by the building form of the NSW Cricket Centre, however the overshadowing of the high performance turf is a significant issue constraining the building design and its proximity to the ground to the ICC compliant oval of it.

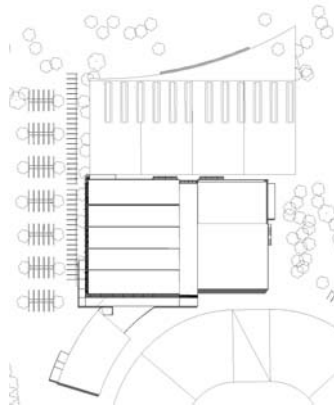
The proposed building is to the south of all public areas along the foreshore so will not impact negatively on any existing public space.

The grounds maintenance shed is north of the existing car park so will not adversely affect the junior oval to the south of it.

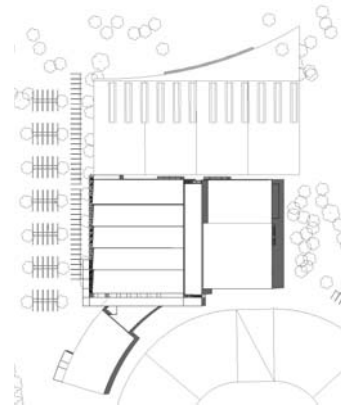
The northern facade of the building has significant eaves overhang to protect the facade from solar gain of the summer months whilst allowing sun to enter the building during winter to aid in passive design.



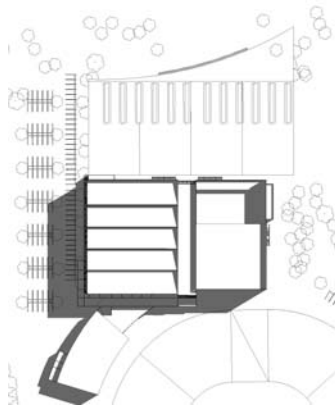
Summer Solstice 9 am



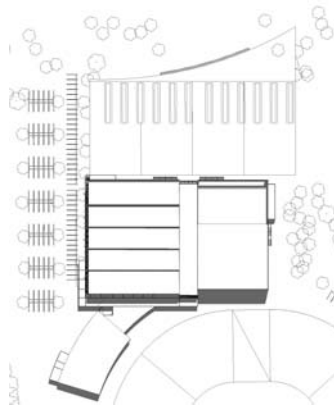
Summer Solstice noon



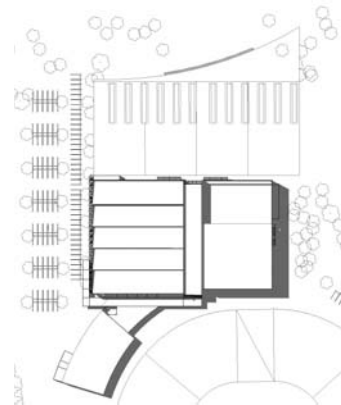
Summer Solstice 3pm



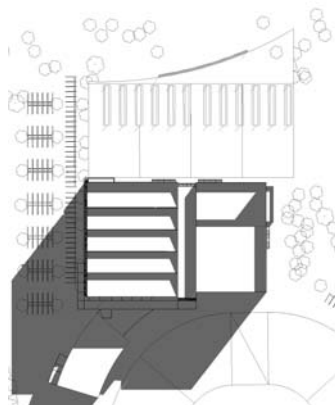
Equinox 9 am



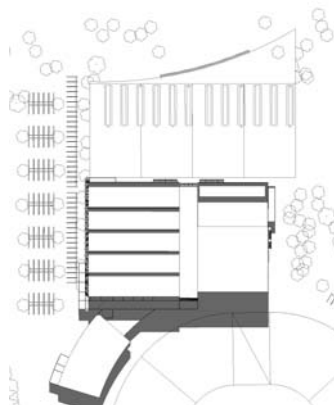
Equinox noon



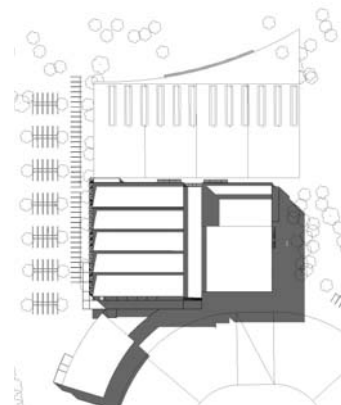
Equinox 3pm



Winter Solstice 9 am



Winter Solstice noon

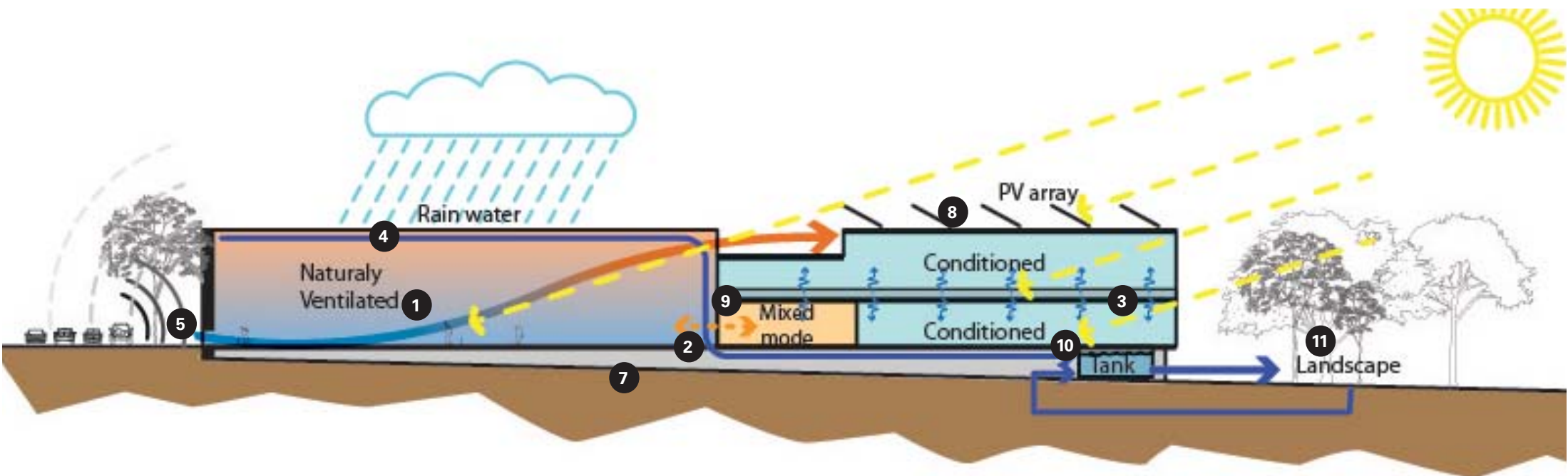


Winter Solstice 3pm



13.18 Environmental Initiatives

- 1. Minimising air conditioning within the building
- 2. Passive cooling mixed mode
- 3. Maximising daylight into administration areas
- 4. Rain water harvesting and re use
- 5. Building an acoustic shield from road
- 6. Minimising light spill
- 7. Building and master plan designed for minimum disturbance of contaminated land.
- 8. Potential for photo voltaic installation
- 9. Smart building management systems (BMS)
- 10. Heat recovery from aquatic facilities
- 11. Subsurface drainage beneath ovals to harvest and reuse water eliminating risk of off-site contaminant migration from excess water ingress.





# 13. Site Constraints & Opportunities

## 13.19 Area Schedule

The area schedule attached looks at the break down of the site into its constituent areas

The resumed area of the EPA site is sown in dashed red line

Built area is shown as white outlined buy light blue

Only 9.9% of the site area is built upon with buildings

72% of the site is green space (shown green on the diagram)

4,398m2 of additional pathways are shown (item 16)

Project FSR GFA / Lease line area = 0.122:1

Project FSR GFA / Site boundary area = 0.066:1



Item	Area	M2
1	Site	121,082.336
2	EPA lands	33,724.521
	<b>Sub total</b>	<b>87,357.815</b>
3	EPA resumed	1,293.919
	<b>Sub total</b>	<b>88,651.734</b>
4	Lease boundary	65,767.867
5	SOPA lands	22,883.867
6	Ground floor	5,747.567
7	Level 1	1,504.247
8	Grounds	665.172
9	Scoreboard	102.000
	<b>Total GFA</b>	<b>8,018.986</b>
	<b>Ground coverage</b>	<b>9.9%</b>
10	Oval 1	15,950.670
11	Northern nets	5,359.155
12	Oval 2	8,035.454
13	Eastern nets	1,850.876
14	Car parking	6,876.594
15	Service roads	855.284
16	Pathways	4,398.092











## 14. Building Layout



VCCC Melbourne



# 14. Building Layout

## 14.1. Ground Floor

The Ground floor is separated into three main components, Community Cricket, Indoor Training and High Performance facilities.

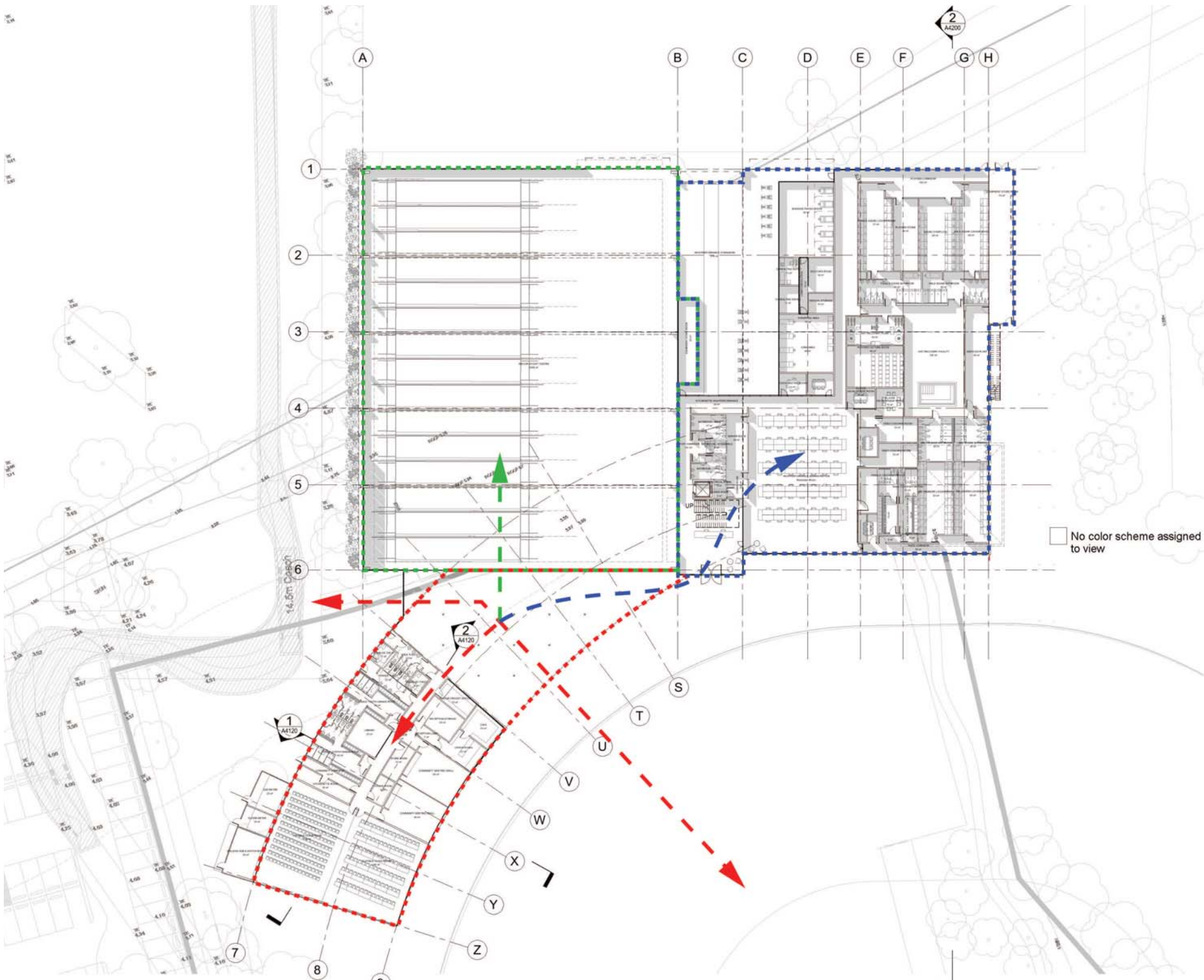
These parts of business must be in close proximity in order that the building functions efficiently but more importantly because they have a direct contact and constant cross over between activities.

- Legend
- Indoor Nets

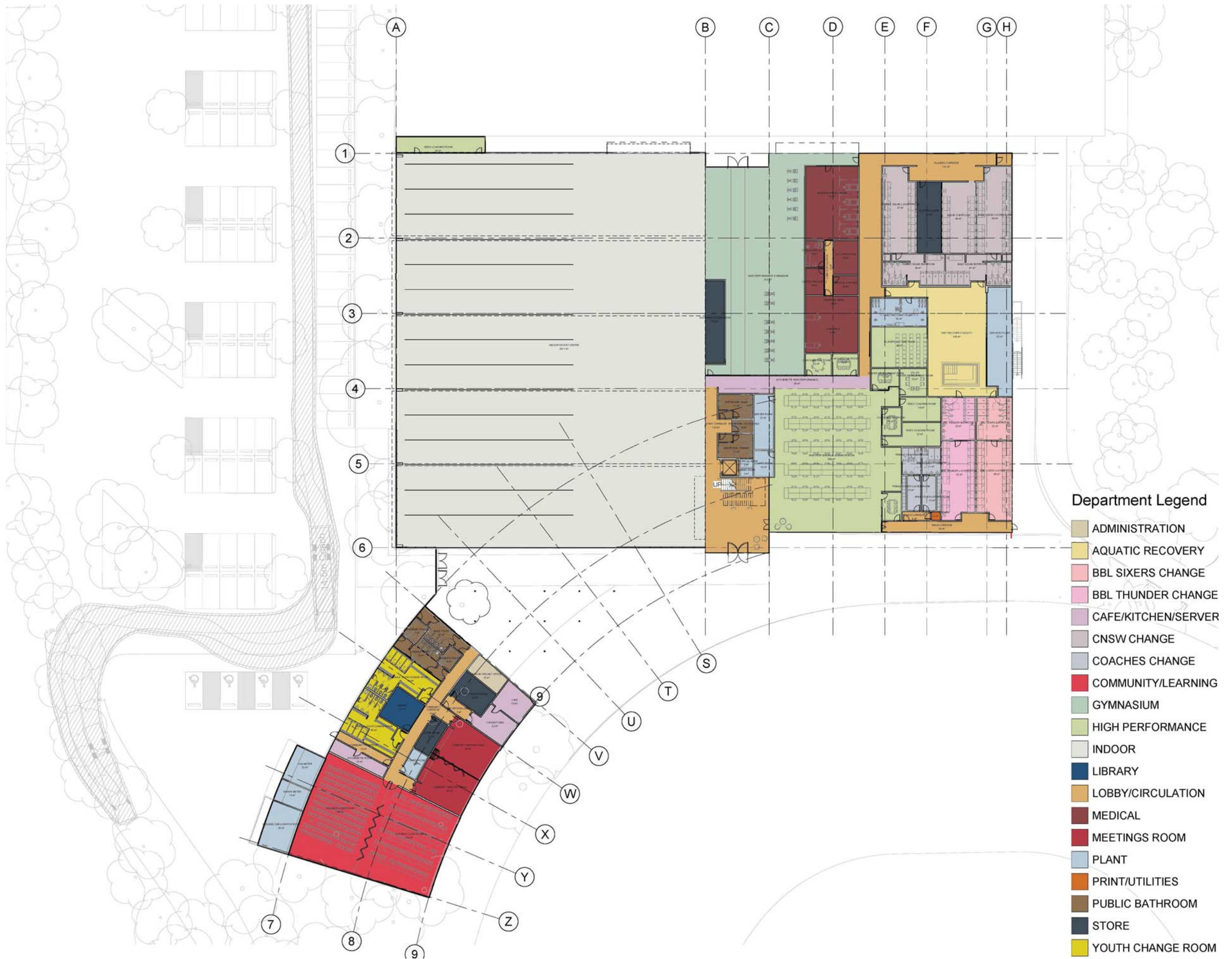
High Performance Facilities

Community Facilities

Circulation







0 5 10 20 25

Ground Floor Plan



# 14. Building Layout

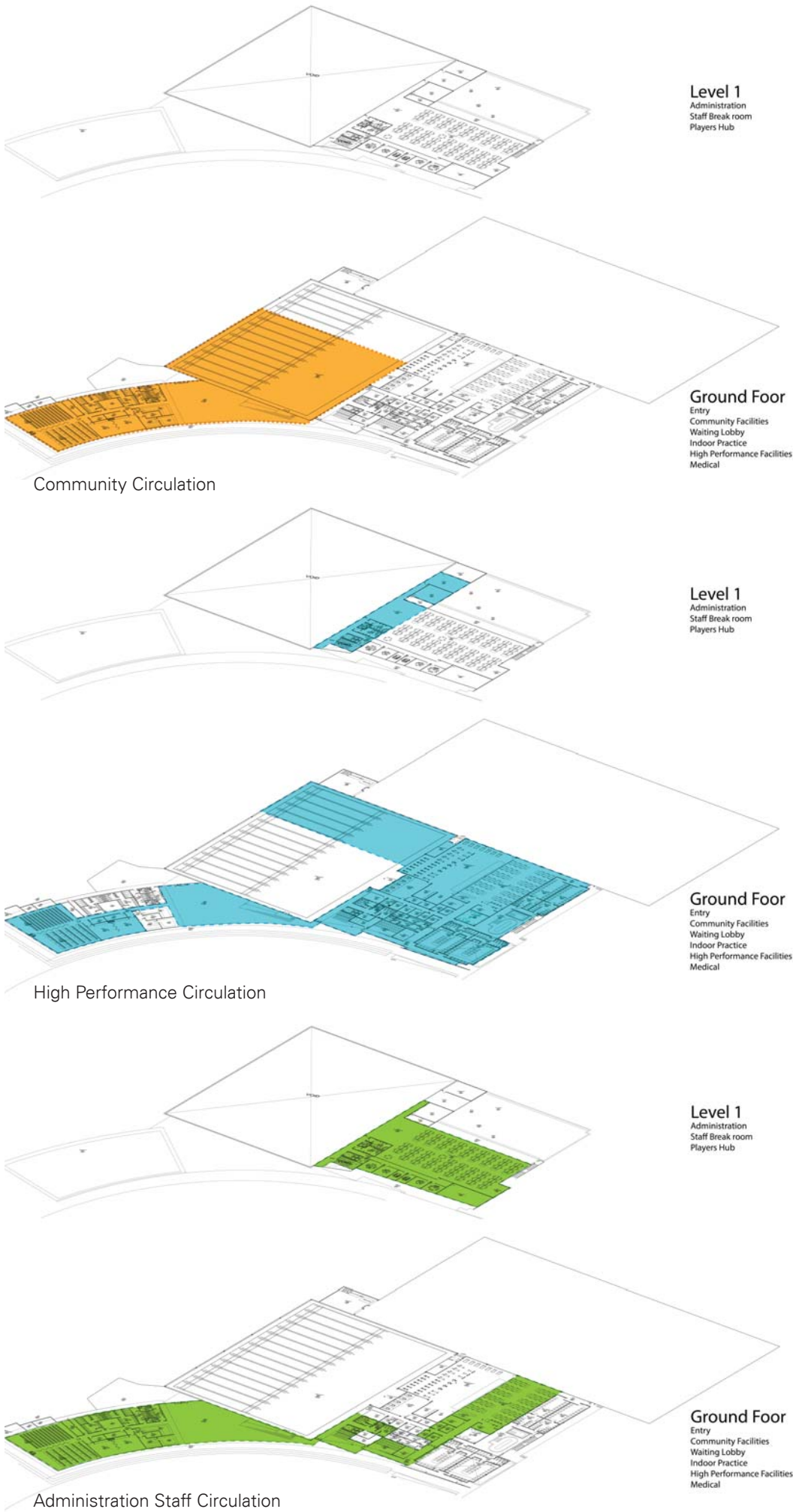
## 14.2. First Floor

The first floor plan will accommodate predominantly all of the administration requirements of Cricket NSW, these will consist of flexible open plan office space for the community cricket team, business advisory services, commercial operations, communications, as well as administrative facilities for the Big Bash teams. This amounts to approximately 170 staff in total. This floor will incorporate meeting rooms positioned so that they can be used during a match day for media so that they have a clear view over the main ICC Oval wicket

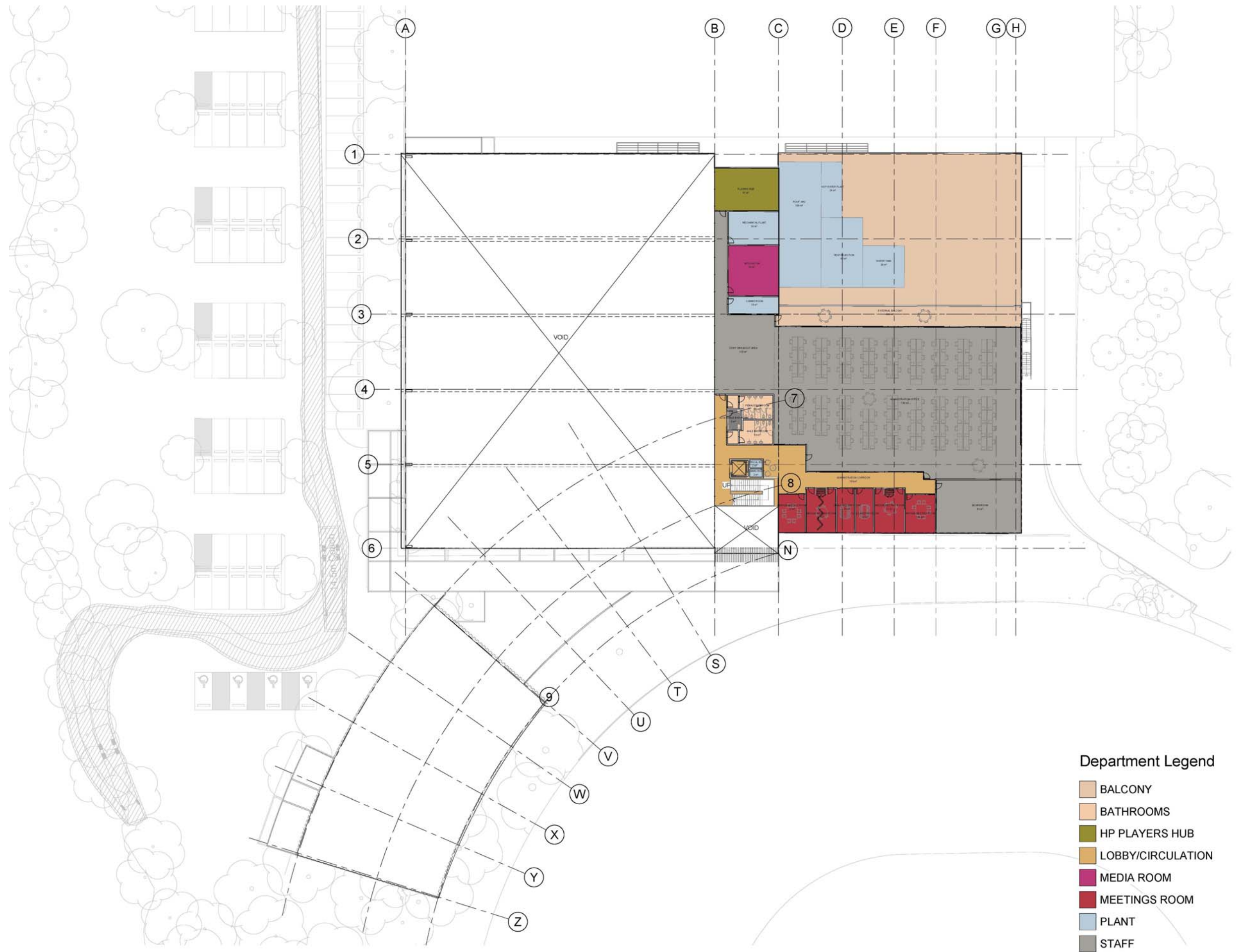
The office space, at Wilson Park will help unify the organisation and improve efficiencies, collaboration and communication across the business (having staff & athletes in the one facility is critical for success). In response to this requirement, the main staff communal area is located on the first floor with a view over the indoor facility, designed to promote interaction between high performance and the administrative arms of Cricket NSW.

The facilities will enable the ability to host an all staff meeting (both physically and virtually). Provide meeting spaces appropriate for an organisation of 170 staff. These meeting rooms will be able to be flexible and correct in number to ensure administration can continue whilst a non fan-facing match can take place.

The facility will be future proofed in terms of technology, spaces that can capture, create and edit digital content must be available.







#### Department Legend

- BALCONY
- BATHROOMS
- HP PLAYERS HUB
- LOBBY/CIRCULATION
- MEDIA ROOM
- MEETINGS ROOM
- PLANT
- STAFF



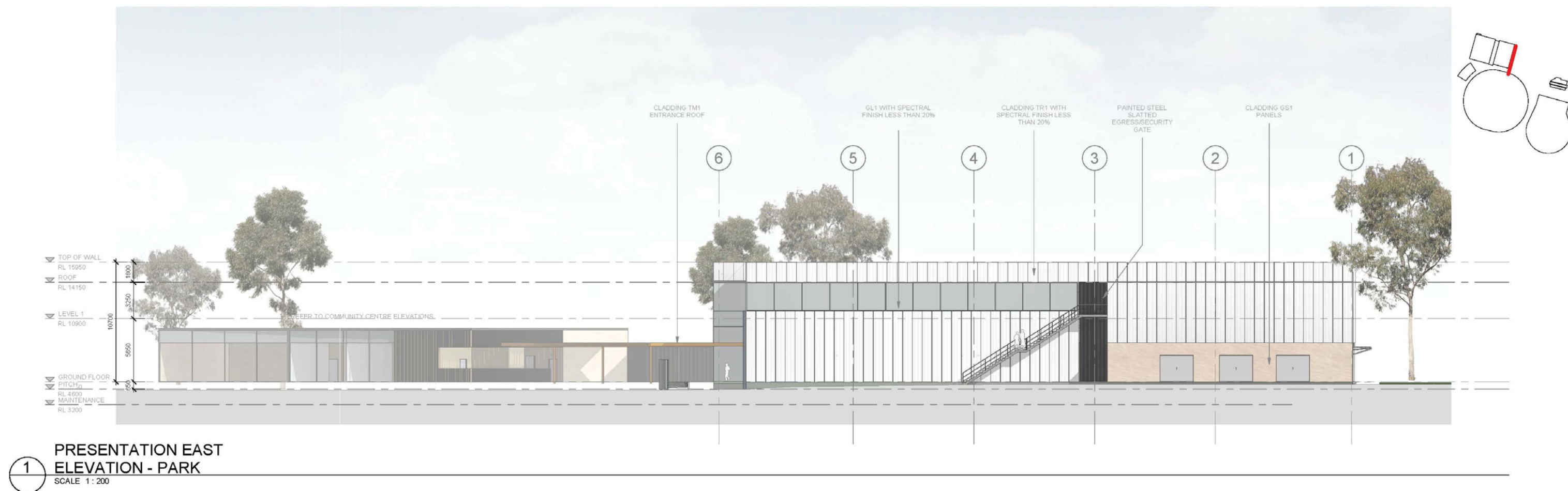
0 5 10 20 25

Level 1 Plan



## 14. Building Layout

### 14.3. Elevations and Materials



Translucent cladding

Timber glu lam structure

CCP Concrete cladding panels sandstone

TM1 Timber cladding

FG1 Fixed glass in aluminium frame

GL1 Glass louvre

View of south eastern corner







# 14. Building Layout

## 14.3. Elevations and Materials



Translucent cladding



Timber glu lam structure



CCP Concrete cladding panels sandstone



TM1 Timber cladding



FG1 Fixed glass in aluminium frame



GL1 Glass louvre

View of entry from car park

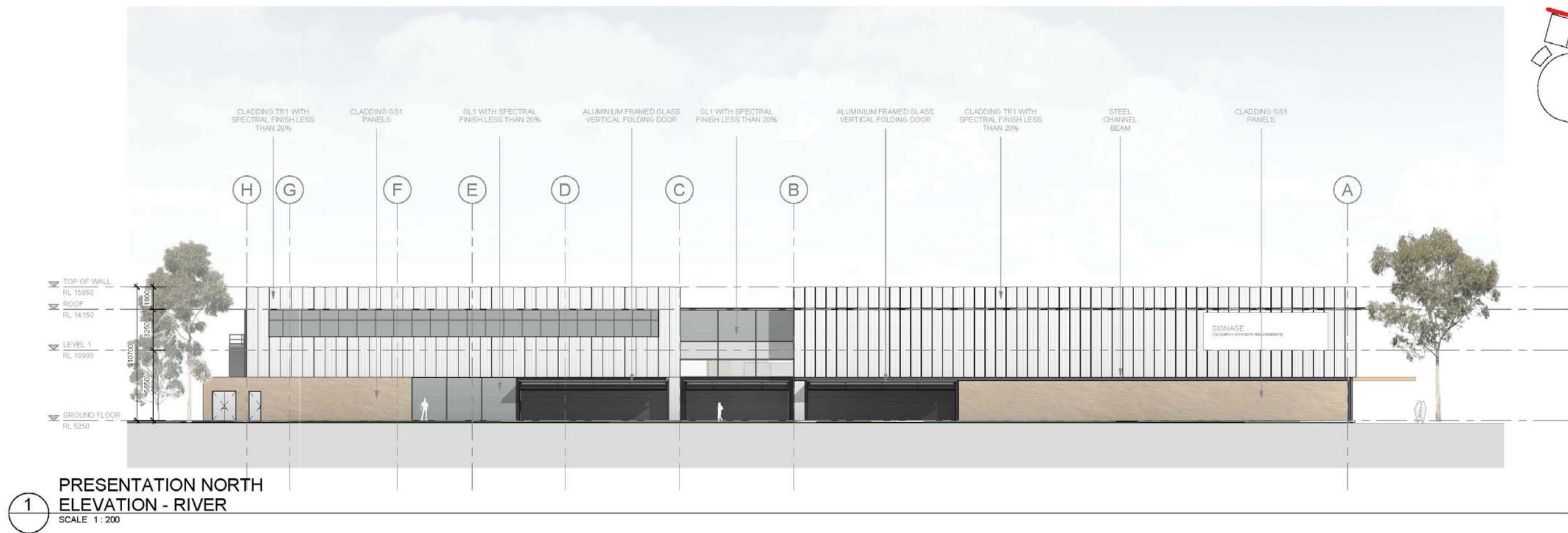






# 14. Building Layout

## 14.3. Elevations and Materials



Translucent cladding

Timber glu lam structure

CCP Concrete cladding panels sandstone

TM1 Timber cladding

FG1 Fixed glass in aluminium frame

GL1 Glass louvre

View of practice nets and northern facade

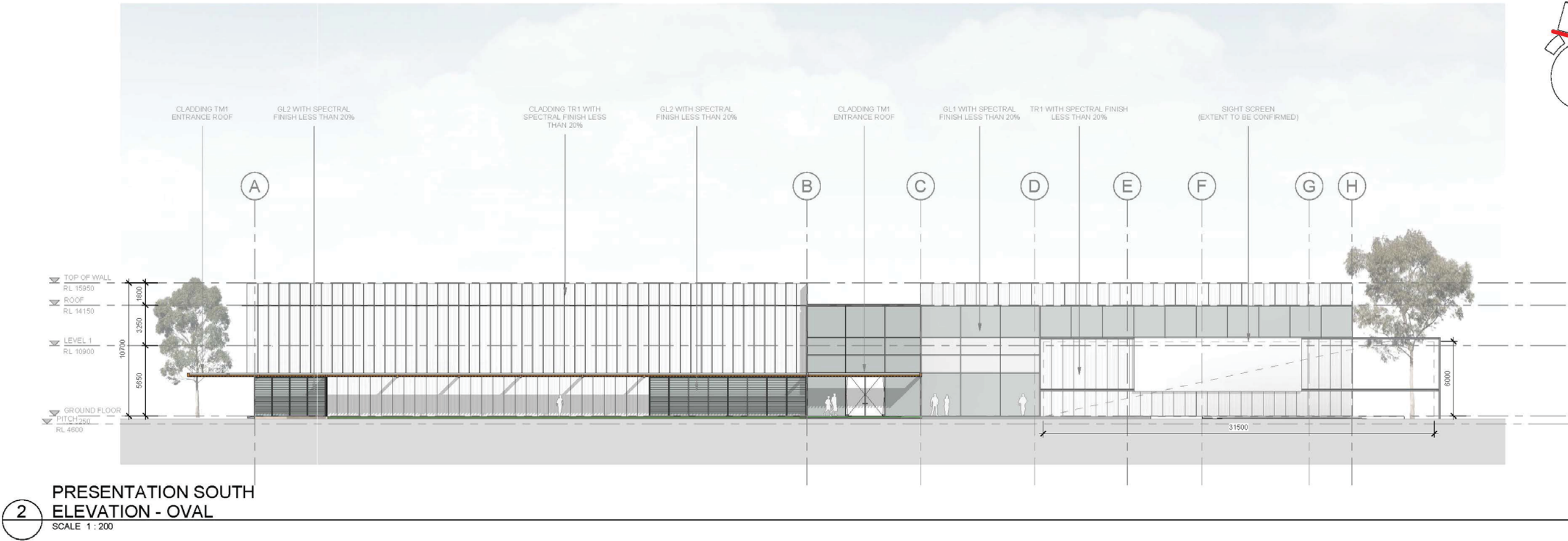






# 14. Building Layout

## 14.3. Elevations and Materials



Translucent cladding

Timber glu lam structure

CCP Concrete cladding panels sandstone

TM1 Timber cladding

FG1 Fixed glass in aluminium frame

GL1 Glass louvre

View of southern facade from ICC Oval 1

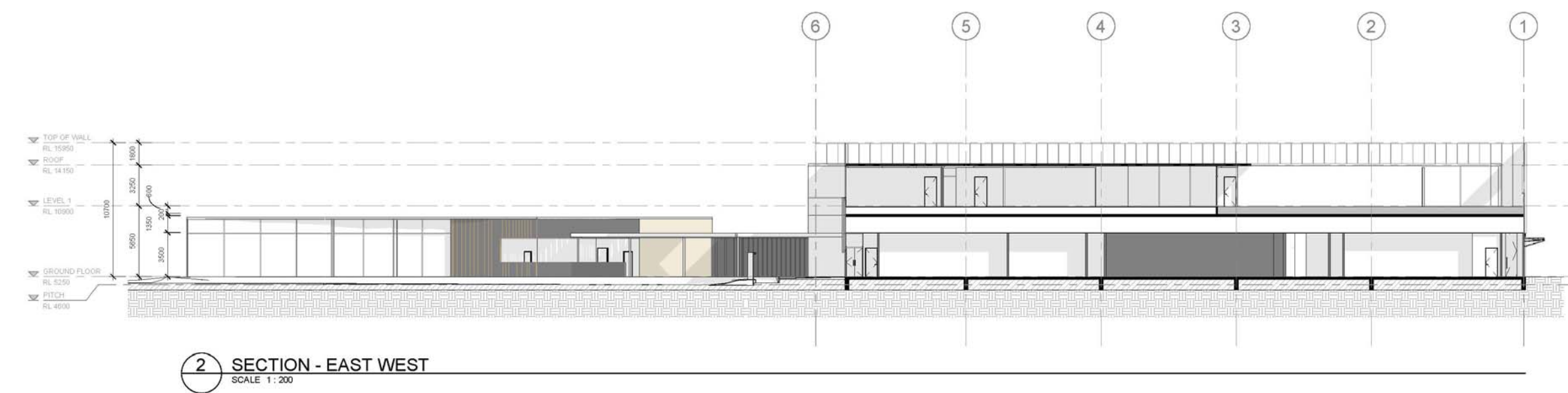
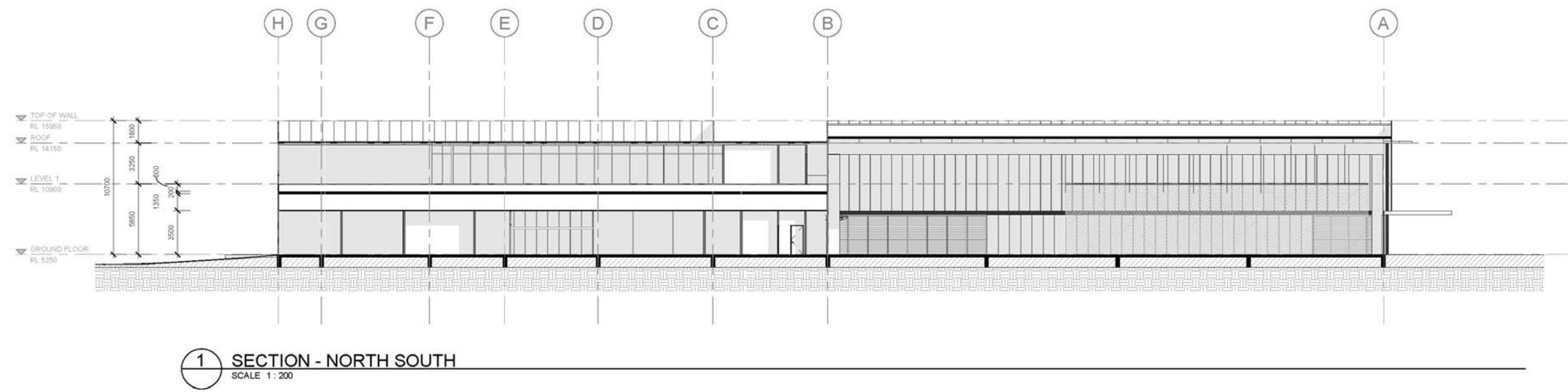




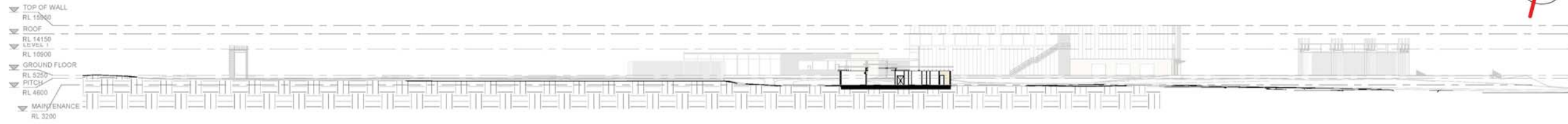


# 14. Building Layout

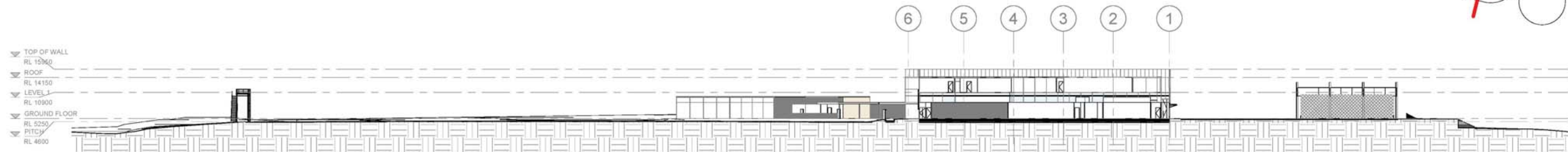
## 14.4 Sections



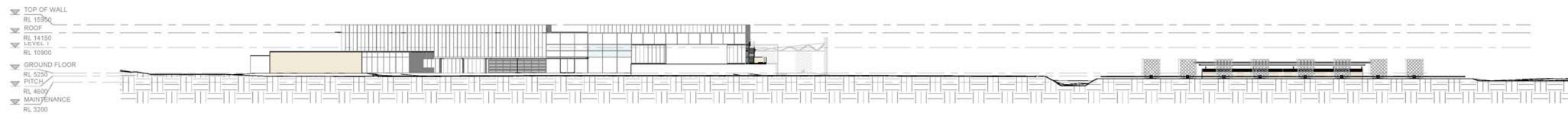




**1** SITE SECTION EAST WEST -  
MAINTENANCE BUILDING  
SCALE 1 : 500



**2** SITE SECTION EAST WEST  
SCALE 1 : 500

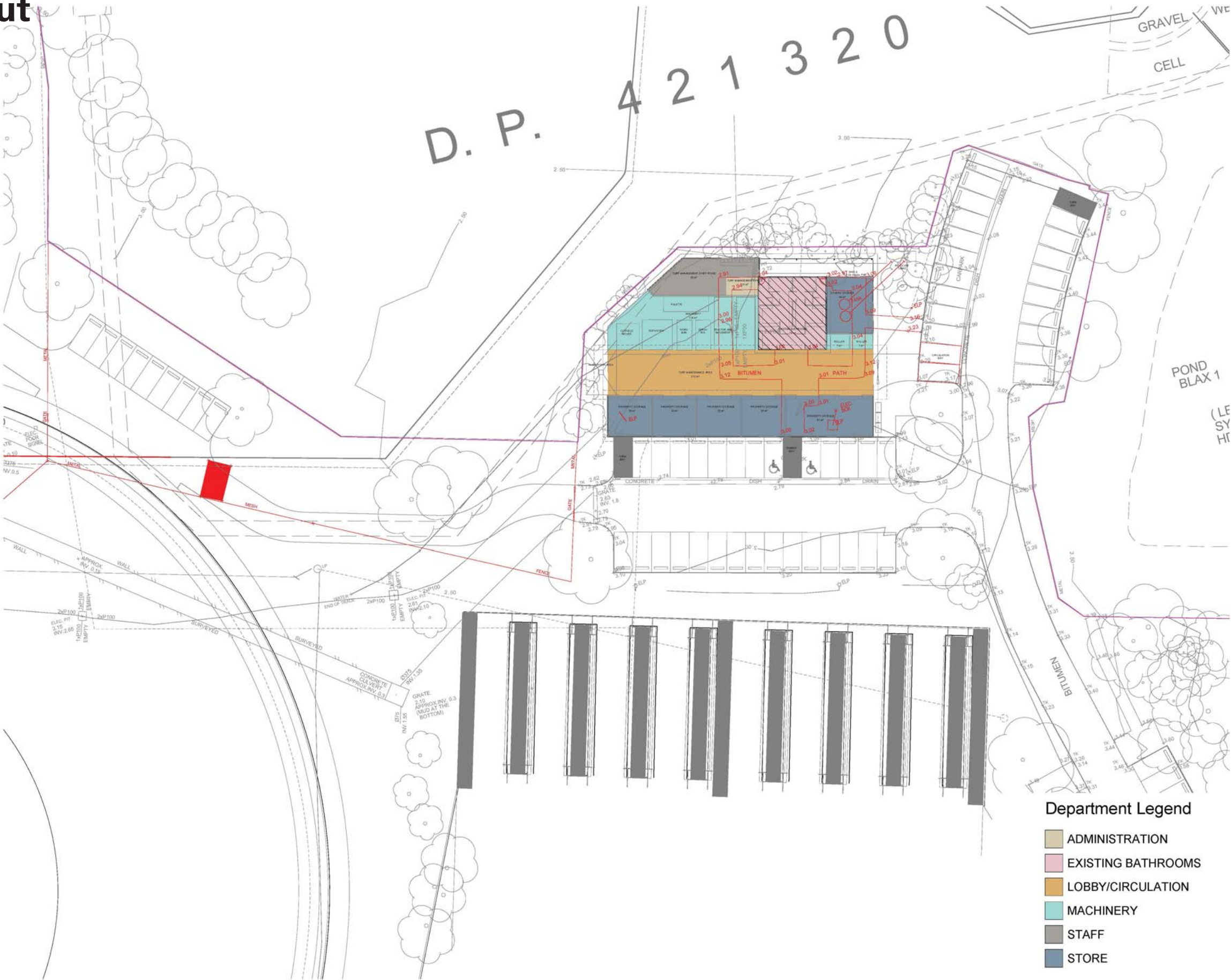


**3** SITE SECTION NORTH SOUTH  
SCALE 1 : 500

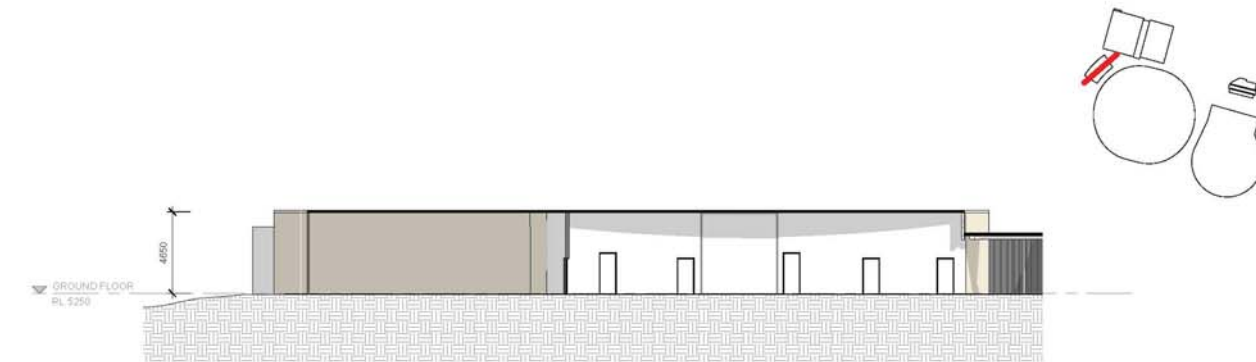
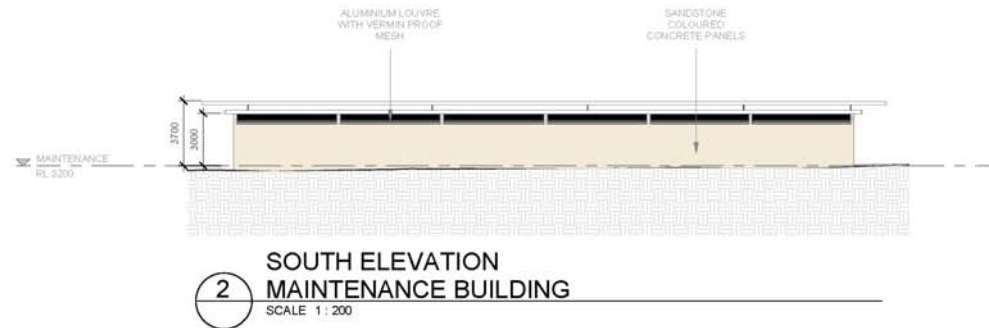
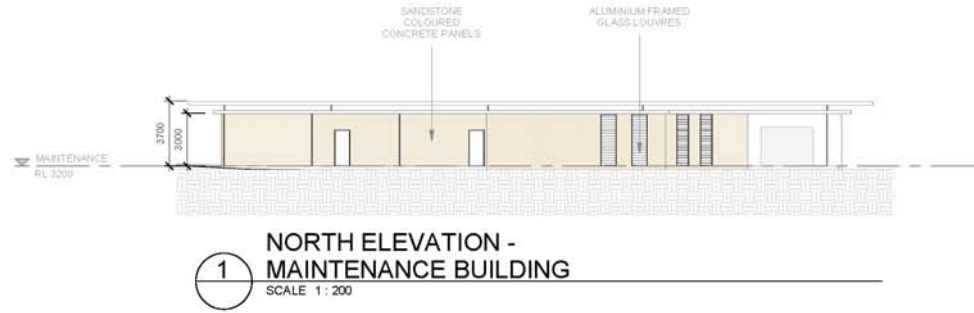


# 14. Building Layout

## 14.5 Maintenance Building















# 15. Visual Impact

A series of photographs have been taken around the site from key vantage points and viewed from the eye height of a pedestrian. All views are taken with a full frame camera (Canon 5d mkiv with GPS location)

These views are:-

1

- View from the mid point of Silverwater Bridge, to address the viewpoint of a pedestrian crossing the bridge from its highest point to illustrate how the proposed building’s roof and facade is viewed from the highest point on the bridge.

GPS location  
Latitude 33:49;31.73399999999966  
Longitude 151;3;4.39199999999253  
Altitude 31.9  
Focal Length 25mm

2

- View from across the Parramatta River, this view is from the pedestrian pathway that fronts the northern edge of the Parramatta river which is the main active public edge.

GPS location  
Latitude 33:49;24.66000000000034  
Longitude 151;3;12.0420000000158  
Altitude 9.1  
Focal Length 24mm

3

- View from the entry to the site from Silverwater road, this view is to assess the impact of the building as its context of the gateway to the site.

GPS location  
Latitude 33:49;37.00199999999932  
Longitude 151;3;4.38000000000466  
Altitude 9.1  
Focal Length 24mm

4

- View from the carpark, this viewpoint is to assess the view of the western edge of the building from the carpark and pedestrian path and cycle way running along the southern back of the Parramatta river

GPS location  
Latitude 33:49;29.77800000000058  
Longitude 151;3;6.50297999999021  
Altitude 1.1  
Focal Length 24mm



# 15. Visual Impact

View before from Silverwater Road Bridge



Lifetime guar  
on authorised

Taste the FLAVOURS



View after from Silverwater Road Bridge





# 15. Visual Impact

View before from across the river





View after from across the river



Lifetime guarantee  
on authorised repairs



# 15. Visual Impact

View before of site entry







View after of site entry

















## 16. Conclusion and Recommendations

The design will continue to be refined during the design development focus. A mitigation measure is proposed to review the final design with the SOPA Design Review Panel prior to construction commencement.



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