

Consultation Outcomes Report

Wilson Park, Sydney Olympic Park
NSW Cricket Centre

Submitted to Department of Planning, Industry
and Environment
On behalf of Cricket NSW

24 October 2019 | 2190029



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Appendix B – Distribution range of flyer

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1.0 Executive Summary

This Consultation Outcomes Report has been prepared by Ethos Urban on behalf of Cricket NSW to outline the communication and stakeholder engagement undertaken and present feedback received during the preparation of the State Significant Development Application for the Cricket NSW Cricket Centre (CNSWCC). In undertaking this consultation, full consideration has been given to the NSW Department of Planning and Environment's Secretary's Environmental Assessment Requirements (SEARs).

This report supports a State Significant Development (SSD) Development Application (DA) for the redevelopment of the Wilson Park, Sydney Olympic Park for the purpose of a Cricket Centre, which is submitted to the Minister for Planning pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

of the NSW Department of Planning, Industry and Environment's SEARs request that a communication and stakeholder engagement program is undertaken to ensure close communication with key stakeholders who may be affected by the project.

The purpose of this consultation process was to ensure that all stakeholders were informed about the proposed development and had an opportunity to provide feedback prior to the lodgement of the SSD DA.

A proactive and strategic approach to the communications and stakeholder engagement was undertaken. In delivering this approach, the engagement was designed to be:

- Accessible;
- Timely;
- Respectful, genuine and constructive;
- Inclusive; and
- Informative.

A community information session was held at Wilson Park on Saturday, 28 September 2019. The majority of the feedback received was positive in nature with a small number of concerns relating to:

- Design and operations of the new facility; and
- Traffic and parking.

Throughout this process, Cricket NSW has worked closely with all stakeholders to ensure everyone has been provided with ample opportunity to participate prior to lodgement of the SSDA.

2.0 Introduction

This consultation summary report has been prepared by Ethos Urban on behalf of Cricket NSW, to outline the key issues raised by the local community and stakeholders during the preparation of the Cricket NSW Cricket Centre (CNSWCC).

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

A request for the Secretary's Environmental Assessment Requirements (SEARs) was made on 24 June 2019 and the SEARs were issued on 23 July 2019 and amended SEARs were issued on 20 September 2019. This submission has been prepared in accordance with the Department's guidelines for SSD applications lodged under Part 4 of the EP&A Act and addresses the matters identified in the SEARs.

Cricket NSW is the proponent of the Stage 2 SSD DA.

2.1 Background

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. An aerial image of the site is shown in **Figure 1**.



Figure 1 Site Aerial

Source: Cox Architecture

2.2 Overview of Proposed Development

Given the redevelopment and concomitant closure of Sydney Football Stadium and its associated cricket training facilities, Cricket NSW (CNSW) decided to relocate its facilities to Sydney Olympic Park. This State Significant Development Application (SSDA) seeks consent for the detailed design, construction and operation of a new Cricket NSW Cricket Centre (CNSWCC) in Sydney Olympic Park.

The SSDA includes:

- A two storey cricket centre, including an internal atrium, gymnasium, community facilities, sports science and sports medicine facilities and business offices;
- An International Cricket Council compliant oval 136m long x 144m wide (16,040m²)(Oval 1) and associated seating;
- A second oval (Oval 2) that complies with the Cricket Australia community guidelines for community club cricket (with a minimum diameter of 100m (6365m²);
- Outdoor practice nets, 71 wickets with a minimum of 30m run ups;
- A double height (10.7m) indoor training facility with 15 wickets;
- A single storey shed for machinery and storage;
- Associated car parking, landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

The Cricket NSW Centre of Excellence 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. The overall project timeframe is centred on the delivery of a completed project and the opening of the facility by 2022.

3.0 Consultation Overview

3.1 Consultation Approach

Ethos Urban's approach was based on extensive experience designing and delivering strategic communication and consultation processes for a variety of similar projects across Sydney.

The consultation program was designed to be practical and effective in capturing valuable feedback, mitigating risks, and highlighting key benefits of the project. The transparent and comprehensive engagement process was:

- **Accessible** – consultation sessions were held on the site as it is a central location to local interested stakeholders;
- **Timely** – occurred throughout the planning process to provide the community and stakeholders with the opportunity to provide important feedback at key milestones.
- **Respectful, genuine and constructive** – Cricket NSW is committed to contributing positively to the local community and working closely with all stakeholders to ensure the best outcomes for everyone; and
- **Inclusive** – groups such as nearby businesses, neighbours and the local community were strategically targeted.
- **Informative** – educated the community about the background to the project and benefits of the project, as clearly demonstrating when and how they can have a say on the proposal.

3.2 Letterbox Drop

A flyer was delivered to surrounding residents and landowners on Tuesday, 17 September to provide local stakeholders with information about the proposed development. The postcard also invited those interested to attend a community information session where they would be able to meet the project team and ask questions about the proposed development. A copy of the flyer can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

3.3 Community Information Session

The community information session was held on Saturday, 28 September at Wilson Park from 9am – 12pm. The project team included representatives from Ethos Urban (Planning), COX (Architecture), and Waypoint and MostynCopper (proponent) spoke with 18 interested stakeholders who attended the information session. A copy of the display boards can be found in **Appendix C**.

3.4 Agency Feedback

The following stakeholders were invited to provide comment on the proposal and attend a meeting with the project team. The letter was issued on Monday, 16 September 2019 and a copy of this letter can be found in **Appendix D**. Letters were sent to the following agencies:

- City of Paramatta Council;
- Sydney Olympic Park Authority;
- Sydney Coordination Office;
- Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage);
- Heritage Division of the Department of Premier and Cabinet (former Heritage Division of the Office of Environment and Heritage);
- Natural Resources Access Regulator;
- NSW Police;
- Government Architect NSW;
- Sydney Water;

- Ausgrid;
- Aboriginal communities, including the Dharug Tribal Aboriginal Corporation and Metropolitan Local Aboriginal Land Council;
- Environmental Protection Agency;
- Transport for NSW;
- Lands, Water and Primary Industries Group;
- Roads and Maritime Authority;
- Office of Environment and Heritage; and
- Silverwater Correctional Facility.

3.5 Primary existing users of Wilson Park

Wilson Park is the home ground to the Newington Gunners Football Club, used for training and game-day operations. The Sydney Olympic Park Authority and City of Paramatta Council being the landowners and primary government authority over the land use, have led consultation with the football club to come to an agreement that will accommodate their future needs and operations.

It has been agreed that Paramatta City FC have agreed to share Eric Primrose Reserve with the Newington Gunners for the 2020 Winter season. Council are currently investigating the redevelopment of Newington Reserve, which is expected to be complete in time for the 2021 Winter Season. The redeveloped reserve would then be made available as the home ground of the Newington Gunners Football Club. The Sydney Olympic Park Authority and Council will continue to work in consultation with the Newington Gunners to continue to accommodate their needs, including finding new parks in the area should their operations overspill from Eric Primrose Reserve.



Community Information Session

4.0 Summary of feedback received

The section below provides a summary of the feedback received to date as a result of community and stakeholder consultation activity.

4.1 Community Feedback

Feedback was received at the information session for the development of the CNSWCC.

Community sentiment was largely supportive as people were impressed by the design and excited to have a cricket facility at Wilson Park. Most members of the community were regular users of the bike path and were pleased to hear it will not be impacted by the proposal.

Issues related mostly to traffic and parking impacts and how it can be used by the wider community.

The table below details the discussions held at the information session.



Community Information Session

Topic	Comments	Team response
Bike Path	The bike path is a valued community asset which is regularly used. The community want it to be kept open.	The bike path will not be impacted by this proposal as the bike path is located on the foreshore of the Parramatta River which is outside of the site area.
	The development must be able to stop children from wondering along the bike track.	The NSWCC will be a secured site.
Contamination	Question arose as to what is being proposed with the contaminated soil and the north east area for the development.	No development is proposed to take place within the north-eastern portion of the development.
Design	Need for new café as part of the proposal as the café in the nearby Blaxland park is often over capacity.	A new café will be located on site. The proposed café will be available for wider public and users of the bike path.
	Strong positive feedback towards the design, commenting that it looks great and is logical to be located next to Sydney Olympic Park.	Comment has been noted.
	The facility should be shared.	The cricket training facility will be made available to the wider community through an organised booking system.
	Facility should be available for the wider community and not just cricket.	<p>The proposed café will be available for wider public and users of the bike path.</p> <p>The purpose of the facility is to provide training facilities for the cricket community.</p>

Topic	Comments	Team response
	The existing user groups of the park should be retained.	<p>The current facility is locked up and vacant. The proposal will activate the site and ensure the facility is used to its full capacity.</p> <p>The Gunners football team were the previous users of the site and have agreed to be primary relocated</p>
Traffic and parking	Question of where the overflow/back up parking will be located.	<p>Parking arrangements during weekday operations at the NSW Cricket Centre will be self-sufficient and absorb the parking demands on-site without the need to utilise the parking available at Silverwater Park.</p> <p>During events, attendees will be encouraged to use the parking available in Silverwater Park and Blaxland Riverside Park.</p>
	Question on how much parking is proposed.	221 parking spaces are proposed on the east and west of the site, accessed from Clyde Street and Newington Road.
	Comment that there is a lack of local transport options available at Wilson Park.	<p>The site is an isolated location in terms of public transport, however there is a bus stop located adjacent to the southeast boundary on Silverwater Road which has connections to Parramatta.</p> <p>In addition, there will be a coach parking bay located in the on-site car park to facilitate coach transfers from key nearby nodes of transport, if required.</p> <p>During events, Cricket NSW, the site can accommodate overflow parking on the junior oval and also 89 Council carparking spaces to the west of Silverwater Road.</p>
	There are existing parking issues in Silverwater and this development will exacerbate the issue.	The site can accommodate parking from all anticipated events as 221 parking spaces are available, plus parking on the junior oval and also 89 Council car parking spaces to the west of Silverwater Road. The parking issues will not be further exacerbated surrounding the site.
Consultation	Comment that Newington should have been notified as it will have a social impact.	<p>The notification radius was determined by an assessment of the level of impact the site will have on surrounding landowners. As such, residents to the north of the site across the Foreshore were notified, as well as immediate surrounding neighbours and businesses.</p> <p>Residents in Newington are located approximately 2-3 kilometres away from the site and are separated by a number of other public parks in between. Newington residents are encouraged to comment and view the plans during Public Exhibition.</p>
Operations	The more the centre provide for the young the better	There is provision for grassroots youth programs as part of the operations to encourage greater participation in the sport among young people.
	Will be great to see more sports available in the area and will improve community interactivity.	Comment has been noted.
	Question as to where the funding for the project is sourced	\$30m was provided by the NSW Government for the relocation of the Cricket facility, and a

Topic	Comments	Team response
		further \$20m has been invested by Cricket NSW.
	Question as to when the proposal is expected to open	The proposal is expected to be open by 2022.
	Question as to the operational hours	The hours of operation of the facility are as follows: The Indoor facilities will operate from 6:00am – 10:00pm daily; and The outdoor facilities will operate from 8am - 10:00pm daily.
	Question as to why the facility must be solely for Cricket purposes all year round	Cricket NSW is looking for a new home as the existing facilities are increasingly unable to accommodate its operational needs as the sport continues to grow. The site has been identified to help grow cricket as a sport among amateur players as well as to help develop the skills of high-performing cricketers, and therefore must be purpose-built towards crickets needs to achieve this vision.
	Question as to where the soccer club is being relocated	Following productive discussions with the City of Paramatta Council and Parramatta City FC, the Newington Gunners Football Club has agreed to share the Eric Primrose Reserve with Paramatta FC for the 2020 Winter Season. Current investigation into the redevelopment of Newington Reserve could lead to a future relocation to ensure the best possible outcome for the club and community.



Community Information Session

4.2 Agency and key stakeholder Feedback

All stakeholders outlined in the table below were issued a letter from Cricket NSW that provided an overview of the project and invited them to comment on the proposal.

A summary of the responses received are detailed below.

Stakeholder	Comments	Team Response
City of Paramatta Council	Council noted their comments were raised to the Department on the drafts SEARs which were incorporated (in part) into the final SEARs document. No additional comments were raised.	No respond required.
Sydney Olympic Park Authority	The Sydney Olympic Park Authority has not provided a response to the letter.	No respond required.
Sydney Coordination Office	The Sydney Coordination Office has not provided a response to the letter.	No respond required
Environment, Energy and Science Group	The Environment, Energy and Science Group has not provided a response to the letter.	No respond required
Heritage Division of the Department of Premier and Cabinet	Heritage NSW suggested at this stage the Heritage SEARs provide adequate details regarding their concerns and it would be best to meet once a draft the Statement of Heritage Impact and historical archaeological assessment has been finalised.	Ecological Australia has a prepared a Statement of Heritage Impact which notes there is no adverse impact on the Silverwater Prison in terms of heritage significance. An Aboriginal Cultural Heritage

Stakeholder	Comments	Team Response
	Once the heritage impacts are identified (if any) Heritage NSW will be in a better position to provide any feedback or comments required.	Assessment report has reported that zero Aboriginal heritage sites will be harmed by the proposed development. There is nil archaeological potential across the entirety of the site and no archaeological mitigation measures are required.
Natural Resources Access Regulator	The DPI requested a response to the following questions: <ul style="list-style-type: none"> • Please advise whether there will be any changes to the existing seawall that divides the subject site and the Parramatta River. • Please advise whether there will be any harm to marine vegetation (mangroves or saltmarsh) as part of the proposal. Any harm to marine vegetation will require a s205 permit under the Fisheries Management Act. 	Neither items under questions are within the scope of this project and will therefore not be impacted.
Lands, Water and Primary Industries Group	DPIE Crown Lands noted they had no comments at this stage of the project.	No respond required
NSW Police	NSW Police provided comments detailed in the CPTED report.	Ethos Urban contacted the Auburn Police Command on 22 August 2019 seeking input for the Crime Prevention Through Environmental Design Report (CPTED). Written feedback was provided and can be read in full in the CPTED report in the EIS. In summary, a set of recommendations were provided that related to: <ul style="list-style-type: none"> • Park identification; • Signage/park rules; • Fencing; • Lighting; • Malicious damage; • Toilets; • Landscaping; and • Public perception. Auburn Police Command also received a letter from Cricket NSW inviting them to provide further feedback on 16 August 2019 to which the Police Command responded they had no additional comments.
Government Architect NSW	The Government Architect has not provided a response to the letter.	No respond required.
Sydney Water	Sydney Water provided Ethos Urban with input towards the SEARs and discussions continue to be ongoing in the absence of outstanding issues and concerns.	No response required.
Ausgrid	Ausgrid noted they are interested in the following requirements with respect to the SEARs/EIS: <ul style="list-style-type: none"> • assess the capacity of existing services and utilities and identify any upgrades required to facilitate the development • assess the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed. 	Existing services and utilities have been accessed and will be upgraded as required to ensure the site is prepared for future operations. A Utilities Report – Electrical, and a Hydraulic Services Strategy Report have been prepared by LCI that provide specific detail to the requested information.

Stakeholder	Comments	Team Response
	They requested the EIS addressed the above requirements and otherwise there is no further specific feedback.	
Aboriginal communities, including the Dharug Tribal Aboriginal Corporation and Metropolitan Local Aboriginal Land Council	<p>ELA, the Aboriginal Heritage Consultant, has maintained consultation with all Registered Aboriginal Parties, in addition to Metropolitan LALC, this includes:</p> <ul style="list-style-type: none"> • Didge Ngunawal Clan • Darug Aboriginal Land Care • Darug Land Observations • Murri Bidge Mullangari Aboriginal Corporation • Muragadi Indigenous Corp • Merrigarn Indigenous Corporation • Corroboree Aboriginal Corporation • Wailwan Aboriginal Group • Darug Custodian Aboriginal Corporation <p>All comments received so far have been in support of the findings, and no objections have been raised against the proposed development.</p>	<p>Ecological Australia has prepared a Statement of an Aboriginal Cultural Heritage Assessment report has reported that zero Aboriginal heritage sites will be harmed by the proposed development.</p> <p>There is nil archaeological potential across the entirety of the site and no archaeological mitigation measures are required.</p>
Environmental Protection Agency	The Environmental Protection Agency has not provided a response to the letter.	No respond required
Transport for NSW	Transport for NSW has not provided a response to the letter.	No respond required
Roads and Maritime Authority	RMS noted they have no further comments further to the previously provided request for SEARs.	No respond required
Silverwater Correctional Facility	<p>Corrective Services NSW noted that to ensure the Department can maintain security of the correctional complex and its obligations to inmates in custody they would require the development:</p> <ul style="list-style-type: none"> • Not have buildings constructed that overlook the prison. • The hours of evening use of outdoor sporting facilities and other noise / light generating activities are limited on account of the adjacent inmate accommodation. • All vehicles enter and exit via Silverwater Road rather than Newington Road. 	<p>The proposed development does not overlook the prison as it is a 2 storey scaled building and is located on the opposite site of the site to the Correctional Centre.</p> <p>There is no external sports lighting. The NSWCC does not operate outdoors after 7pm, and will regularly finish earlier subject to available natural sunlight.</p> <p>Vehicles will enter via Silverware Road and Newington Road. Newington Road is an existing road and will continue to be utilised for access and parking as it has been in the past.</p>

5.0 Conclusion and next steps

This consultation outcomes report provides a succinct overview of the communications and stakeholder engagement activities Ethos Urban undertook prior to lodgement of the SSDA for the Cricket NSW Cricket Centre.

In accordance with the SEARs requirements for communications and stakeholder engagement, Ethos Urban has implemented a strategy to inform local residents, landowners, businesses and key agencies about the CNSW CC. This has not only ensured that the community have a clear understanding of the proposal, but has also provided an important mechanism to gather feedback prior to lodgement of the SSDA.

Ethos Urban will continue to provide opportunities for local residents, landowners, businesses, and key agencies to make enquiries and provide feedback as the development application progresses.