

## Event Management Statement

NSW Cricket Centre  
Wilson Park, Sydney Olympic Park

Submitted to Department of Planning, Industry  
and Environment

On behalf of Cricket NSW

01 November 2019 | 2190029



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#### CONTACT

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November 2019

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## 1.0 Introduction

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 the New South Wales Cricket Centre (NSWCC) at Wilson Park, within Sydney Olympic Park.

The NSWCC 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 aspiring junior cricketers to support sport, social, health and educational programs.

## 2.0 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 has therefore been selected as the appropriate location for the development.

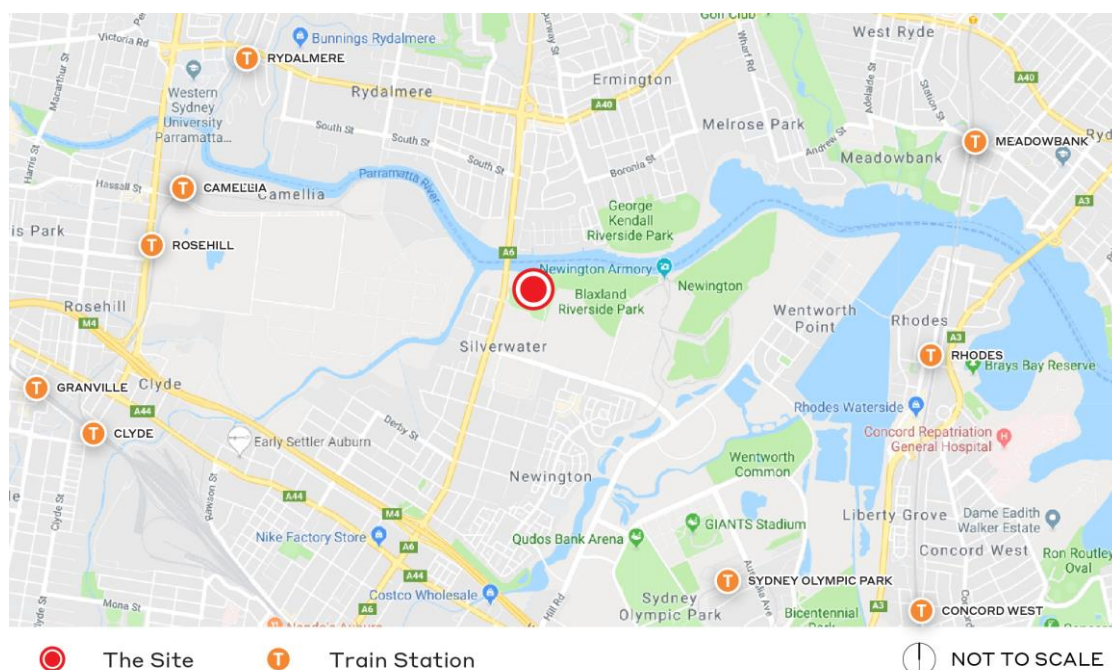
Wilson Park is a former gasworks site, today being used predominantly as playing fields with mature trees generally located around the peripheries. The site has a landfill leachate treatment plant located to its north-east, sharing the same boundary with the site.

## 3.0 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.

The site's locational context is shown in **Figure 1** below.



**Figure 1** Locational context

The site is irregular in shape and comprises a single allotment of land with an area of 121,082m<sup>2</sup> and a leased area where development will occur with a site area of 65,767m<sup>2</sup>. The leased area excludes the portion of the Wilson Park site that is used for remediation purposes, as shown in the aerial image of the site provided at **Figure 2**. The site is currently owned by the Sydney Olympic Park Authority (SOPA) and it is legally described as Lot C in DP 421320. The site is bounded by the Parramatta River to the north, Silverwater Correctional Complex to the east, a busway and industrial lands to the south and Silverwater Road to the west.



#### 4.0 Overview of Proposed Development

The proposal relates to a State Significant Development Application (SSDA) to facilitate the development of a Cricket Centre (NSWCC) for Cricket NSW at the Wilson Park site. Specifically, the works that are proposed for the SSDA include:

- 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 (16,040m<sup>2</sup>)(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 (6365m<sup>2</sup>);
- 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.

## 5.0 Planning Approvals Strategy

The site is located within 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 has a capital investment value 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 consent authority for the project.

This SSDA seeks approval for the detailed scope of development described 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.

## 6.0 Secretary's Environmental Assessment Requirements

The Department of Planning, Industry and Environment (DPIE) has issued Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environment Impact Assessment for the proposed development. This report has been prepared having regard to the relevant SEARs as follows:

SEAR	Comment/Reference
<b>3. Facility Use</b>  The EIS shall include updated operational details of the facility, including but not limited to: <ul style="list-style-type: none"> <li>• A table identifying the proposed land uses including a floor-by-floor breakdown of GFA, total GFA and site coverage</li> </ul>	<b>Table 1</b>
<ul style="list-style-type: none"> <li>• Proposed capacity, including a break down of seating areas</li> </ul>	<b>Section 8.3</b>
<ul style="list-style-type: none"> <li>• Specific uses</li> </ul>	<b>Table 2</b>
<ul style="list-style-type: none"> <li>• Details of all publicly accessible features (for formal and informal use) and how they will operate</li> </ul>	<b>Table 4</b>
<ul style="list-style-type: none"> <li>• Hours of operation</li> </ul>	<b>Section 8.4</b>
<ul style="list-style-type: none"> <li>• Lighting and illumination</li> </ul>	<b>Section 10</b>
<ul style="list-style-type: none"> <li>• Events</li> </ul>	<b>Table 2</b>
<b>9. Major Events</b>  The EIS shall: <ul style="list-style-type: none"> <li>• Adequately address the impact of major events in the precinct as they relate to the proposed works within the Town Centre (SOP Major Event Impact Assessment Guidelines)</li> </ul>	<b>Table 5</b>
<ul style="list-style-type: none"> <li>• Demonstrate that the proposed works can provide acceptable amenity in major event mode, including any management or mitigation measures to address potential impacts</li> </ul>	<b>Section 13</b>

## 7.0 NSW Cricket Centre

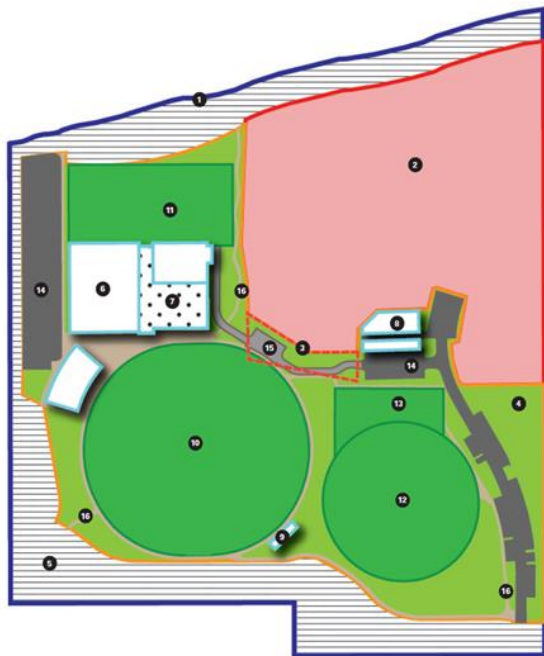






The facility will comply with ICC standards and be the location of minor first-class cricket matches. It will be the best high-performance cricket facility in Australia, providing best practice training, coaching and player preparation facilities for emerging and current professional cricketers. These include the necessary facilities for administration, training, sporting and player preparation and recovery. This is motivated by Cricket NSW's aspiration of perpetuating the trend of half of the Australian Cricket Team's male and female cricketers originating in NSW.

## 8.0 Operations

### 8.1 Uses and Events

The NSWCC is defined as a 'recreation facility (indoor)' and 'recreation facility (outdoor)' and is permissible in the RE1 Public Recreation zone. The area schedule of the proposed uses are identified in **Table 1**.

**Table 1 Area Schedule of NSWCC**

Component	Proposal																					
Site area	<div><div></div><div><div></div><table><tr><th>Item</th><th>Area</th><th>M2</th></tr><tr><td>1</td><td>Site</td><td>121,082.336</td></tr><tr><td>2</td><td>EPA lands</td><td>33,724.521</td></tr><tr><td></td><td><b>Sub total</b></td><td><b>87,357.815</b></td></tr><tr><td>3</td><td>EPA resumed</td><td>1,293.919</td></tr><tr><td></td><td><b>Sub total</b></td><td><b>88,651.734</b></td></tr><tr><td>4</td><td>Lease boundary</td><td>65,767.867</td></tr></table></div></div>	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
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GFA	<div><div></div><table><tr><td>6</td><td>Ground floor</td><td>5,747.567</td></tr><tr><td>7</td><td>Level 1</td><td>1,504.247</td></tr><tr><td>8</td><td>Grounds</td><td>665.172</td></tr><tr><td>9</td><td>Scoreboard</td><td>102.000</td></tr><tr><td></td><td><b>Total GFA</b></td><td><b>8,018.986</b></td></tr></table></div>	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>						
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Site Coverage	<ul style="list-style-type: none"><li>9.9%</li></ul>																					
FSR	<ul style="list-style-type: none"><li>0.122:1 (Boundary lease line)</li><li>0.06:1 (Total Area)</li></ul>																					

## 8.2 Proposed land uses

It is proposed that the type of groups and events hosted at the NSWCC would include but would not be limited to those outlined in **Table 2**. The operational management of the NSWCC will adhere to Event Management Plan at **Appendix V**.

**Table 2 Proposed Land Uses and Events**

Land Use	Event
Cricket Training	<ul style="list-style-type: none"> <li>A maximum of two professional cricket teams to train at the facility during the year.</li> <li>Professional teams will generally train during the day 9am to 5pm, although players may participate in activities before and or after these hours.</li> <li>Eleven junior (under 18) representative cricket teams each with approximately 20 players will generally train during the evening, 5pm -10pm during weeks outside of holiday period.</li> </ul>
Cricket Matches	<ul style="list-style-type: none"> <li>Cricket matches on the ICC Oval are expected to draw a maximum of 1000 -1500 patrons. These matches are "non fan facing days".</li> <li>Community cricket matches on either the ICC Oval or Junior oval expected to accommodate 50 patrons.</li> <li>Stakeholder meetings expected to draw up to 150 people.</li> <li>School gala cricket matches where up to 600 children will arrive from up to 20 busses</li> </ul>
Fan Days	<ul style="list-style-type: none"> <li>Fan days associated with professional cricket teams, accommodating up to 1,500 people expected to occur approximately once or twice per year.</li> </ul>
Community Cricket Activities	<ul style="list-style-type: none"> <li>Coaches workshops and courses;</li> <li>Umpiring workshops and courses;</li> <li>Volunteer workshops and courses;</li> <li>Community forums;</li> <li>School ambassador days;</li> <li>T20 Blast Centre;</li> <li>Social modified cricket (lunch time, afternoon, evening);</li> <li>Holiday clinics and programs; and</li> <li>Dinners and events.</li> </ul>

The NSWCC will accommodate a number of different types of cricket matches. **Table 3** summarises the types of matches which could be played at the facility:

**Table 3 Match Day Use**

High Performance	Community Cricket
<ul style="list-style-type: none"> <li>Men's Program:</li> <li>NSW Team</li> <li>BBL Warm Up</li> <li>Sheffield Shield</li> <li>One Day Domestic Cup Games</li> <li>Future League</li> <li>Underage National and State Championships Rounds and/or Finals</li> </ul>	<ul style="list-style-type: none"> <li>Grade Cricket:</li> <li>Grade Grand Final</li> <li>T20 Matches</li> </ul>
	<ul style="list-style-type: none"> <li>Community Club Cricket</li> <li>T20 Community Cup Grand Finals</li> </ul>
	Pathway Programs: <ul style="list-style-type: none"> <li>As required</li> </ul>
<ul style="list-style-type: none"> <li>Woman's Program</li> <li>Australian Team – Tests and ODIs</li> <li>WBBL – Warm up Matches</li> <li>WNCL</li> <li>Underage National and State Championships Rounds and/or Finals</li> </ul>	<ul style="list-style-type: none"> <li>Seniors Country Cricket:</li> <li>Senior Country Week Final</li> <li>Junior Country Week Final</li> <li>Country Team Trial Matches</li> </ul>



High Performance	Community Cricket
	<ul style="list-style-type: none"> <li>Schools Cricket</li> <li>As required</li> </ul>

No restriction to events is proposed, this will allow for flexibility to compete locally and nationally for a number of significant cricket events. Furthermore, the rise and professionalisation of women's sport requires flexibility in event programming to accommodate additional fixtures as they develop.

### 8.3 Seating

Some public seating can be provided to the surrounds of the main oval, however there is no specific formalised seating provided. Spectators will be able to sit adhoc on the grass surrounding the oval to watch games or 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.

### 8.4 Hours of Operation

The hours of operation of the facility are as follows:

- Monday – Friday – 7:00am – 7:00pm
- Saturday, Sunday and Public Holidays – Closed

The Indoor Cricket Centre will operate from 6:00am – 11:00pm

### 8.5 Communications Approach

Cricket NSW will work closely with the surrounding community and stakeholders to ensure information pertaining to upcoming events is communicated. This includes:

- Maintaining an 'upcoming events' section of the Cricket NSW website and social media posts;
- Working with Transport for NSW, NSW Police and other State agencies; and
- Advising Sydney Olympic Park Authority and other neighbouring venues and agencies.

## 9.0 Capacity

The Cricket NSW Centre will primarily operate as a training, matches, administration and community facility. It is anticipated to facilitate approximately 170 staff and 80 contracted athletes (60 male, 20 female) during day to day operations. At peak times, up to 120 athletes and public will arrive and leave the facility simultaneously. These athletes are supported by a team of people including coaches, medical staff, umpires, nutritionists etc.

Attendance at matches will range from 50 patrons for community matches to approximately 1,500 patrons for Sheffield Shield matches.

## 10.0 Lighting and illumination

It is important to note that no sports lighting is proposed for the external cricket nets and ovals. Lighting within the NSWCCC will include:

- General purpose luminaires;
- Pathway lighting;
- Entrance lighting including graduated level of illumination at building entries and exits; and
- New lighting along minor access roads to the east of the site.

The external lighting strategy at the NSWCC will include:

- High quality lamps that are efficient LED type;
- A consistent colour temperate (3000K) will be adopted across the facility;
- Luminaries that will be low-cut off, aeroscreen style to minimise up light;
- Photovoltaic cells will be mounted on poles where it is economical;
- Luminaries serving roads and carpark and pathways will generally be mounted below 14m;
- Luminaries serving pedestrian walkways will generally be mounted below 16m; and
- New lighting along minor access roads to the east of the site.

## 11.0 Public facilities

All facilities and the nature of their operations are described in the **Table 4** below.

**Table 4 Facilities Operation**

Facility	Operation
Café	<ul style="list-style-type: none"> <li>• The proposed cafe will provide the retail sale of food and beverages to patrons of the NSWCC and members of the public. The tenancy will include food preparation areas designated for the preparation of pre packed food. As such, it is not proposed that the tenancy will incorporate a commercial kitchen or any major hazardous cooking facilities such as a deep fryer or gas burners. The proposal also provides a retail service area that consists of a glass cake display box and a coffee bar that will accommodate a coffee machine and grinder. The proposed coffee shop will employ a maximum of three (3) employees at any one time.</li> <li>• The community will be able to access the café that is contained within the proposed development.</li> <li>• The cafe will have the same operating hours as the indoor cricket centre – 6:00am - 10:00pm daily.</li> </ul>
Public Toilets and Change Room	<ul style="list-style-type: none"> <li>• The public toilets and change room will be incorporated into the cricket centre. There will be clear signage and wayfinding to ensure the public can easily access the incorporated public amenities.</li> <li>• The public facilities will have the same operating hours as the indoor cricket centre – 6:00am -10:00pm daily.</li> </ul>
Indoor Cricket Nets	<ul style="list-style-type: none"> <li>• The indoor cricket centre will include 15 wickets.</li> <li>• The indoor cricket training facilities to be used by contracted cricketers and the public through an organised booking system.</li> <li>• The indoor cricket centre will operate 6:00am -10:00pm daily.</li> </ul>
Outdoor Cricket Nets	<ul style="list-style-type: none"> <li>• The outdoor cricket nets will include 71 wickets.</li> <li>• The outdoor cricket training facilities will be used by contracted cricketers.</li> <li>• The outdoor cricket centre will operate 8:00am -10:00pm daily.</li> </ul>
Oval 1	<ul style="list-style-type: none"> <li>• Oval 1 will be used by professional cricketers for training and match day purposes.</li> <li>• The ovals will operate 8:00am -10:00pm daily, note no sports lighting is proposed.</li> </ul>
Oval 2	<ul style="list-style-type: none"> <li>• Oval 2 will be managed under a booking system whereby it is available for use as selected by the user group.</li> <li>• Cricket NSW is responsible for the management and monitoring of the booking system and the cricket oval.</li> <li>• The ovals will operate 8:00am -10:00pm daily, note no sports lighting is proposed.</li> </ul>

## 12.0 Emergency Refuge / Gathering point

In the event of an emergency all people on site will meet and gather in the western carpark. Emergency vehicles can enter and exit the site in a forward direction, from Clyde Street. If required emergency vehicles can enter from Newington Road and access the ovals.

## 13.0 Major Events

The proposed works can provide acceptable amenity in major event mode. The onsite parking capacity of 221 spaces will comfortably accommodate the weekday and weekend core demand and accommodate special events of up to 1500 patrons utilising the Clyde Street park and Oval 2 for parking. There would be no reliance on any on street parking. The site accesses at Clyde Street and Newington Road can accommodate high volumes of traffic during special events, refer to the Traffic Impact Assessment at **Appendix P**.

Management controls such as signage will be utilised to manage patron departure, particularly at night to ensure patrons leave in a prompt and orderly manner. There will be no PA system use before 8am every day to ensure no adverse acoustic impact to surrounding neighbours.

It is important to note that no sports lighting is proposed, therefore no significant illumination will be emanating from the site.

The proposed works would not adversely impact on the amenity of surrounding businesses or residents during event mode.

Sydney Olympic Park Authority published 'Major Event Impact Assessment Guidelines' in 2007. These Guidelines are utilised to assess the impact of developments within land controlled by Sydney Olympic Park Authority, with particular emphasis on the compatibility of uses. A summary of the conformance to the Guidelines is provided below in **Table 5**.

**Table 5 Major Event Impact Assessment Guidelines**

Guideline	Response
<b>2.1.A. Road Traffic Impact Issues</b>	
Developments have the potential to impose significant impacts on the function of the local road network and where local roads connect to the regional road network. Developments can change the number, function, location, direction and / or capacity of roads and road-like places, and this change may limit traffic management options on a Major Event Day.	<ul style="list-style-type: none"> <li>The onsite parking capacity of 221 spaces will comfortably accommodate the weekday and weekend core demand and accommodate special events of up to 1500 patrons utilising the Clyde Street park and Oval 2 for parking. There would be no reliance on any on street parking.</li> <li>The site accesses at Clyde Street and Newington Road can accommodate high volumes of traffic during special events, refer to the Traffic Impact Assessment at <b>Appendix P</b>.</li> </ul>
<b>2.1.B. Development Control Required for Road Traffic</b>	
2.1.B.1. All new Developments generating significant levels of traffic movement must establish the extent and nature of their impact on the local road traffic network and connections with the regional road network. At this point the nature and extent of any network upgrades required to meet any increased Development generated traffic – whether specific or incremental demand – needs to be considered. Where required traffic network upgrades should be installed as early as possible after ground breaking and always before practical completion.	The results of intersection modelling demonstrate that the existing level of service will be maintained, refer to the Traffic Impact Assessment at <b>Appendix P</b> .
2.1.B.2. All traffic lights and other remote traffic control and traffic monitoring or surveillance devices added to the traffic and transport network as a result of any Development must be designed, built and maintained so they can be connected to	Not applicable- there are no changes to traffic controls as part of the Stadium redevelopment.

Guideline	Response
and operate remotely from the SOPA Operations Centre subject to any RTA and / or MOT requirements.	
2.1.B.3. New premises should provide and retain more than a single point of entry (for staff, visitors, deliveries, or vehicles etc) to their premises where the premises are accessed directly from a 'Major Event Cross Road'. If any premises have a direct point of entry to a 'Major Event Cross Road' an alternative point of entry from a street, right-of-way or other point other than the 'Major Event Cross Road' should be provided in all circumstances.	The premises provide two vehicular entry points from Clyde Street and Newington Road.
2.1.B.4. No non-SOPA controlled premises should be allowed to provide only a single point of entry (for staff, visitors, deliveries, or vehicles etc) to their premises directly from the 'Major Event Loop Road'. If any premise has a direct point of entry to the 'Major Event Loop Road' an alternative point of entry from a street, right-of-way or other point other than the 'Major Event Loop Road' should be provided in all circumstances.	<ul style="list-style-type: none"> <li>The premises provide two vehicular entry points from Clyde Street and Newington Road.</li> <li>The busway to the south of the site will continue to provide services for major events at SOP and other local services such as bus routes 525 from Parramatta to Burwood and no.544 from Macquarie Centre to Auburn.</li> </ul>
2.1.B.5. No building, structure or other permanent (non-Major Event Venue) premise or associated access-ways should be designed, constructed or operated in such a way that it relies entirely on a single point of entry for staff, visitors, deliveries, and / or vehicles to their premises from within any part of the Event Operations Zone. If a direct point of entry is made to the Event Operations Zone, an alternative point of entry from a street, right-of-way or other point other than the Event Operations Zone must be provided in all circumstances.	The premises provide two vehicular entry points from Clyde Street and Newington Road.
<b>2.2.A. Transport Impact Issues</b>	
Developments have the potential to impose significant impacts on the function of the public transport network. Developments can change the number, function, location, access routes and capacity of event transport facilities and routines, this change may limit transport management options on a Major Event Day.	<ul style="list-style-type: none"> <li>The onsite parking capacity of 221 spaces will comfortably accommodate the weekday and weekend core demand and accommodate special events of up to 1500 patrons utilising the Clyde Street park and Oval 2 for parking. There would be no reliance on any on street parking.</li> <li>The site accesses at Clyde Street and Newington Road can accommodate high volumes of traffic during special events, refer to the Traffic Impact Assessment at <b>Appendix P</b>.</li> </ul>
<b>2.2.B. Development Control Requirements for Transport</b>	
2.2.B.1 All Developments should provide and retain more than a single point of entry (for staff, visitors, deliveries, and vehicles etc) to their premises if the premises directly front a major event transport route as set-out in the Event Transport Zone.	The premises provide two vehicular entry points from Clyde Street and Newington Road.
2.2.B.2 All Regional (Special Event) Bus Terminals should have and retain suitable Bus Driver amenities and facilities. Amenities and facilities include shelter, toilets and wash areas to cater for queuing and holdover crews. If being relocated or modified, these amenities and facilities must be retained or created close to the relevant Regional (Special Event) Bus Terminal and no more than 200m away.	Not applicable.
2.2.B.3 All structured Coach (Charter) Parking areas should have suitable Coach Driver and passenger amenities and facilities. Amenities and facilities include shelter, toilets, wash area, and seating to cater for waiting or long-haul passengers and crew. These amenities and facilities need to be retained or created close to the relevant coach-park area and no more than 200m away.	A 32 metre bus zone is to be provided at the western car park, facilitating all bus needs for the development. This area is capable of accommodating two 14.5m coaches, which will be the largest bus type expected and used by professional sports teams. Public amenities are provided on site.
2.2.B.4 Coach (Charter) Parking space for no less than 300 coaches must be retained within the Public Domain. There should be ideally 200 and no less than 150 dedicated permanent Coach Parking spaces - suitably laid out to support passenger drop-off, pick-up and in-situ coach parking.	Not applicable.

Guideline	Response
Permanent Coach (Charter) Parking should be located close to the Stadium and the Arena and no further away than 400 metres. There should be ideally 150 and no less than 100 periodic Coach Parking spaces identified and located within walking distance of the Novotel Hotel and no further away than 1,000m.	
2.2.B.5 Separate Regional (Special Event) Bus Terminals (2) should be provided within the Public Domain. A southern site entry terminal and a northern site entry terminal are each required and must be located close to the Stadium and RAS area and no more than 500 metres away. Each Regional (Special Event) Bus Terminal needs a permanent capacity for no less than 10 buses per stop and queuing capacity nearby for 20 or more buses at a time. Each Regional (Special Event) Bus Terminal must have appropriate 'route markers' and space for crowd queuing, waiting, shelter and barricades.	Not applicable.
2.2.B.6 New or modified coach parking areas should be located where they have good short-distance direct route access to the town's main connections with regional road links. Any proposed new or modified coach parking areas should have its access and function operationally tested as part of any planning and design.	A 32 metre bus zone is to be provided at the western car park, facilitating all bus needs for the development. This area is capable of accommodating two 14.5m coaches, which will be the largest bus type expected and used by professional sports teams. Public amenities are provided on site.
2.2.B.7 Where permanent or periodic coach parking areas are located on the outside of the Major Event Loop Road in the area between P4 along Edwin Flack Ave to east of the Olympic Boulevard/ Kevin Coomb's intersection, either an underpass or overpass should be provided for passengers to access Major Event Venues and public spaces.	A 32 metre bus zone is to be provided at the western car park, facilitating all bus needs for the development. This area is capable of accommodating two 14.5m coaches, which will be the largest bus type expected and used by professional sports teams. Public amenities are provided on site.
2.2.B.8 Where permanent or periodic coach parking areas are located on the outside of the Major Event Loop Road in the area between P4 along Sarah Durack and Australia Ave to east of the Olympic Boulevard/ Kevin Coomb's intersection, either traffic lights or a remote and local controlled pedestrian crossing should be provided.	Not applicable.
2.2.B.9 No permanent building, Development or associated activity should be allowed to limit major event rail transport functionality in any significant way; obscure or otherwise limit access or operational clarity; limit access to entry, exit, and passenger crowd storage areas; or place obstructions in passenger movement areas.	Not applicable.
2.2.B.10 No Development approval or commercial agreement should be allowed to dictate or otherwise regulate the particular way the Railway Station is loaded or unloaded during any Major Event Mode periods.	Not applicable.
2.2.B.11 The 'Holker Street Busway' should not be used for private motor vehicle traffic during Major Event Mode periods. There should be no Development or Master Plan direction relying on the opening of the 'Holker Street Busway' in support of a particular level or type of site Development or capacity.	The busway to the south of the site will continue to provide services for major events at SOP and other local services such as bus routes 525 from Parramatta to Burwood and no.544 from Macquarie Centre to Auburn.
2.2.B.12 The 'M4 Homebush Bay Up-Ramp' should not be re-designated and/ or used primarily for any purpose other than as a 'Busway' in support of Major Event Mode periods unless there has been significant up-grade works provided which either provides priority event movements for buses during Major Event Mode or provides a dedicated 'Busway' lane. No Development or master plan direction relying on the opening of the 'M4 Homebush Bay Up-Ramp' in support of a particular level or type of site Development or Development capacity at Sydney Olympic Park should be allowed unless the appropriate upgrade works are first completed.	Not applicable.
2.2.B.13 The 'M4 Mousehole Busway', should not be re-designated and/ or used primarily for any purpose other than	Not applicable.

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as a 'Busway' in support of Major Event Mode periods. If 'M4 Mousehole Busway' is to also be used as a route for motor cars and trucks from time to time, then this should only be allowed on the basis that it be closed as and when required, at SOPA's discretion, in support of Major Event Mode periods. There should be no Development or master plan direction relying on the opening of the 'M4 Mousehole Busway' in support of a particular level or type of site Development or capacity.	
2.2.B.14 Two distinct major event taxi ranks must be provided within the Public Domain. Each taxi location must have enough kerbside length to accommodate 30 taxis at any one time and should be ideally located 300m and no further than 600m from the major event that the rank is servicing.	Not applicable.
2.2.B.15 Kerbside parking space for no less than 200 hire cars must be retained within the Public Domain. The location of the Hire Car operations should be ideally 300m and no further than 500m from the major event that it is servicing.	The onsite parking capacity of 221 spaces will comfortably accommodate the weekday and weekend core demand and accommodate special events of up to 1500 patrons utilising the Clyde Street park and Oval 2 for parking. There would be no reliance on any on street parking.
<b>2.4.A. Major Event Venues Impact Issues</b>	
Developments have the potential to impose significant impacts on the function of Major Event Venues. Developments can change the Major Event Venue neighbourhood, venue footprints, patron capacity, venue functionality, and/ or types of acceptable use – and this change may limit traffic management options on a Major Event Day.	This criterion relates to residential and commercial development that may impact operations of venues such as NSWCC. It is therefore not relevant to the assessment of the NSWCC development.
<b>2.4.B. Development Control Requirements for Event Venues</b>	
2.4.B.1 The athletes and performers 'tunnel' which runs under Dawn Fraser Avenue connecting the Athletics Centre to the Stadium should be preserved on an ongoing basis in a functional form or, if relocated, the same performance and function is to be provided.	Not applicable- the redevelopment will not impact the athletes and performers tunnel.
2.4.B.2 Developments should not take place between Major Event Venues without adequate provision being made for the maintenance or creation of reasonable and effective physical connectivity between them.	Not applicable- the redevelopment is wholly within the existing Wilson Park.
2.4.B.3 Residential premises should always be located well away from Major Event Venues; Major Event support infrastructure such as carparks and bus terminals; event transport routes; Major Event car-parking routes; such as those identified in the Event Transport Zone <sup>10</sup> and Event Traffic Zone <sup>11</sup> .	Not applicable.
2.4.B.4 Commercial premises should not be located in areas subject to regular Major Event road closures; coach-parking areas; major carparks entry and exit areas; event transport corridors, bus lay-over areas; and areas dedicated to critical Major Event crowd functions such as in the Event Operations Zone.	Not applicable.
2.4.B.5 Developments should not be allowed to negatively impact on the general operations of the Major Event Venue including any detrimental impact of loading dock access, building security, pedestrian flows, or special patron drop off/ pick up.	Not applicable.
2.4.B.6 Pedestrian and vehicular way-finding signage for Major Event Venues must be maintained at all times. Any Development must ensure that the visibility and location of any such signage is not compromised, or is suitably relocated.	<ul style="list-style-type: none"> <li>The proposal includes new pathways across the site. The proposal connects the River Walk in the north adjacent to Parramatta River foreshore, through new pathways to the east and west of the outdoor cricket nets to the south to either Newington Road or Clyde Street.</li> </ul>



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	<ul style="list-style-type: none"> <li>The paths will be appropriately lit, inviting and have clear sightlines and wayfinding signage to ensure the public will feel comfortable accessing the site.</li> <li>Illumination and wayfinding signage to the new pathways developed through the site will be designed in accordance with SOPA guidelines to ensure consistency with the precinct.</li> </ul>
2.4.B.7 The definition of a Development's emergency egress route and emergency refuge / gathering point must not be the same as that which is already designated to a Major Event Venue nor within a Major Event crowd access / egress corridor such as in the Event Operations Zone.	<ul style="list-style-type: none"> <li>In the event of an emergency all people on site will meet and gather in the western carpark.</li> <li>Emergency vehicles can enter and exit the site in a forward direction, from Clyde Street. If required emergency vehicles can enter from Newington Road and access the ovals.</li> </ul>
2.4.B.8 There should be no redefinition of the 'operational area' or 'land under lease or licence' for any SOPA controlled or non-SOPA Major Event Venue where such area either increases or decreases or changes in any substantial way any aspect of the Public Domain within the Event Operations Zone.	Not applicable.
<b>2.5.A. Public Assets Impact Issues</b>	
Developments have the potential to impose significant impacts on the function of the local utility and infrastructure network. Developments can change the connections, capacity, standards, contingency, and service levels – and this change may limit asset performance or management options on a Major Event Day.	The Utilities Reports ( <b>Appendix F</b> ) appended to the EIS confirms suitability of all services.
<b>2.5.B. Development Control Requirements for Public Assets</b>	
2.5.B.1 No Development or Master Plan direction should rely on or cause SOPA's Sewerage Treatment Plant (SSTP), associated SWC Sewer Pump Station (SPS); and / or the Private Sewer Line (PSL) to become inoperable, relocated or disconnected from the sewerage network – unless specifically endorsed by SOPA.	The development will not cause any impacts to SOPA's assets.
2.5.B.2 Every Development should be connected to SOPA's Water Recycling System (WRAMS) for water conservation purposes, and such connection must be undertaken in accordance with industry standards and within SOPA and SWC requirements (as water authorities).	The existing connections will be maintained.
2.5.B.3 No permanent or temporary connection to or extension of the utility infrastructure systems (such as stormwater, sewerage, water supply, electricity, gas, etc) should be allowed without appropriate approvals and compliance with SOPA and/ or other regulatory agency's approved procedures and standards.	The Utilities Reports ( <b>Appendix F</b> ) appended to the EIS confirms suitability of all services.
2.5.B.4 Developments should not be allowed to consume existing spare utility services capacity to the extent that it risks Major Event Day power failures for Major Event Venues.	The Utilities Reports ( <b>Appendix F</b> ) appended to the EIS confirms suitability of all services.
2.5.B.5 Where a Development involves access through or the use or occupation of any part of the Public Domain – the Development must not commence without a valid SOPA Work Permit (which incorporates where applicable: a road occupancy permit; a road-opening permit; a construction zone permit; and / or a hoardings permit). This is required to protect SOPA's assets and precinct functionality (including systems for: irrigation; leachate; technology; road surfaces; etc)	Suitable permits will be sought from SOPA upon determination of the project.
2.5.B.6 Developments should not be allowed to reduce SOPA's public event wayfinding network. If there is any unavoidable or inevitable adverse impact expected there must be compensation to the network with more or better signage	There will be no impact to SOPA's public event wayfinding network as part of construction or operation of the NSWCC.

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to supplement the established SOPA way-finding network before the Development impact occurs.	
<b>2.6.A. Public Spaces Impact Issues</b>	
Developments have the potential to impose significant impacts on the ability of SOPA to properly oversight and manage the place and ensure the proper function of the public open-space and public amenities network. This includes possible changes to public open space availability, public event amenities, SOPA technology, public way-finding, crowd management, water quality, remediated land, environmental quality, public access requirements, and traffic management options on a Major Event Day.	The utilisation of public space for construction of the Stadium redevelopment will not impact any adjacent venues.
<b>2.6.B. Developments Control Requirements for Public Spaces</b>	
2.6.B.1 Developments should take place in the Event Operations Zone if it will significantly reduce the quality, shape or capacity of the area in terms of minor or major event extension, promotion, event respite, or delivery purposes.	Not applicable.
2.6.B.2 The permanent placement of additional visual obstructions (such as buildings, light poles, flag poles, signs, trees or artwork) should be minimised within or adjacent to the Event Operations Zone.	Not applicable.
2.6.B.3 No new short-term or long-term lease or licence should be issued for occupation or use of any part of the Event Operations Zone unless it is for major events and/ or public entertainment or related purposes.	Not applicable.
2.6.B.4 Developments should not be allowed to cause a reduction in existing public amenities and if a new demand for new amenities emerges appropriate additions to the public amenities asset pool should be made.	<ul style="list-style-type: none"> <li>Oval 2 will be managed under a booking system whereby it is available for use as selected by the user group.</li> <li>Cricket NSW is responsible for the management and monitoring of the booking system and the cricket oval.</li> </ul>
2.6.B.5 Additional public amenities in support of major event patrons should be provided as the development of the township progresses, with a particular emphasis on more public toilet capacity in more and more suitable locations.	Not applicable.
2.6.B.6 SOPA land currently used to support Major Event Periods (i.e. Zones set out in Maps 1 to 6) should not be developed or redeveloped without timely prior provision, construction, relocation, and/ or other suitable rectification of or compensation for lost major event support capacity.	Not applicable.
2.6.B.7 Developments must not take place until and unless all DECC requirements set out in SOPA's remediated land management plan and relevant licence conditions have been fully complied with to the satisfaction of SOPA's Place Manager.	Refer to <b>Appendix M</b> , Preliminary Geotechnical Investigation, <b>Appendix N</b> , Detailed Site (Contamination) Investigation, <b>Appendix O</b> , Contamination Management Plan and <b>Appendix GG</b> , Site Audit Statement prepared by AECOM.
2.6.B.8 Developments must not involve the production of non biodegradable liquid or solid waste products with the potential to be disposed of by sewer, transported off-site, spilled into the stormwater systems, contaminate water reticulation services, or otherwise pollute waterways, unless done so in strict accordance with a DECC and SOPA's specific approval.	Not applicable.
<b>2.7.A. Site Operations Impact Issues</b>	
Developments have the potential to impose significant impacts on the ability of SOPA to properly operate the Public Domain in Major Event Mode. This includes possible changes to public safety, security, logistics, access, communications, asset maintenance, which may limit operational options on a Major Event Day.	The proposal will not inhibit SOPA's management of the public domain.

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<b>2.7.B. Development Control Requirements for Site Operations</b>	
2.7.B.1 Where a Development involves access through or the use or occupation of any part of the Public Domain – it is not permitted to commence without a valid SOPA Work Permit (which incorporates where applicable) a road occupancy permit; a road-opening permit; a construction zone permit; and / or a hoardings permit.	Not applicable.
2.7.B.2 All Developments must comply fully with SOPA's Development Construction Code of Conduct before and during any work, parking, storage, utility connection, or other construction activity occurs within the Public Domain or involves access across the Public Domain.	Refer to Construction Management Plan.
2.7.B.3 No Developments or Master Plan direction should rely on or cause the Place Management Centre (PMC), the Sydney Olympic Park Operations Centre (SOPOC), or the Security Office (SO), to be displaced or cease functioning or become inaccessible or have its capacity diminished for any period of time without the Place Managers specific approval. Any eventual relocation of PMC, SOPOC, or the SO, must be to a suitable alternative site with the replacement facility and location meeting the specific physical and technological requirements of the Place Manager.	Not applicable.
2.7.B.4 Developments should not be allowed to substantially diminish SOPA's CCTV coverage. If there is any unavoidable or inevitable adverse impact expected there must be compensation with more or better coverage to supplement the established SOPA CCTV network before the development impact occurs.	Not applicable.
2.7.B.5 Crowd movement corridors or crowd storage areas in the Public Domain should not be compromised through incremental or other physical encroachment by Developments or associated uses. Where temporary or event related Developments separate two areas from one another, particular attention needs to be given to providing adequate crowd break-through corridors between them.	Not applicable.
2.7.B.6 Developments should not be allowed to reduce the functionality and/ or reliability of the suite of SOPA's surveillance, illumination, and/ or communication infrastructure and devices during Major Event Mode periods or at any other time without the Place Manager's specific consent.	Not applicable.
2.7.B.7 Developments should not be allowed to undertake Development construction works during Major Event Periods if it will occupy or otherwise disrupt use by SOPA of any event critical areas of the Public Domain. Any frequent truck deliveries and / or heavy vehicle / equipment movements, load noise activities and public road opening, are to be scheduled for periods before and/ or after the Major Event Period for which prior notification will be given.	All haulage routes and site compounds have been designed to account for major event periods. The Proponent will have ongoing liaison with SOPA during construction to minimise any impacts.
2.7.B.8 Developments should not be allowed to impact on SOPA land currently used to support Major Event Days without timely prior provision, construction, relocation, and/ or other suitable rectification of or compensation for lost Major Event support capacity acceptable to the Place Manager.	All haulage routes and site compounds have been designed to account for major event periods. The Proponent will have ongoing liaison with SOPA during construction to minimise any impacts.
2.7.B.9 Developments should not be allowed to extend their footprint through a short-term licence, other than such an extension being approved to support the visitor experience related to a Major Event. In all cases such a licence must allow for exceptional event situations where the licences area may become unavailable for safety, security or other operations reasons at SOPA's discretion.	Not applicable.