

Air Quality Report

Cricket NSW Centre of Excellence

Cricket NSW

Revision 01

31/10/2019

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Revision Information

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Revision Schedule

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1 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 a new Cricket NSW Centre of Excellence at Wilson Park, within Sydney Olympic Park.

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.

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 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 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.

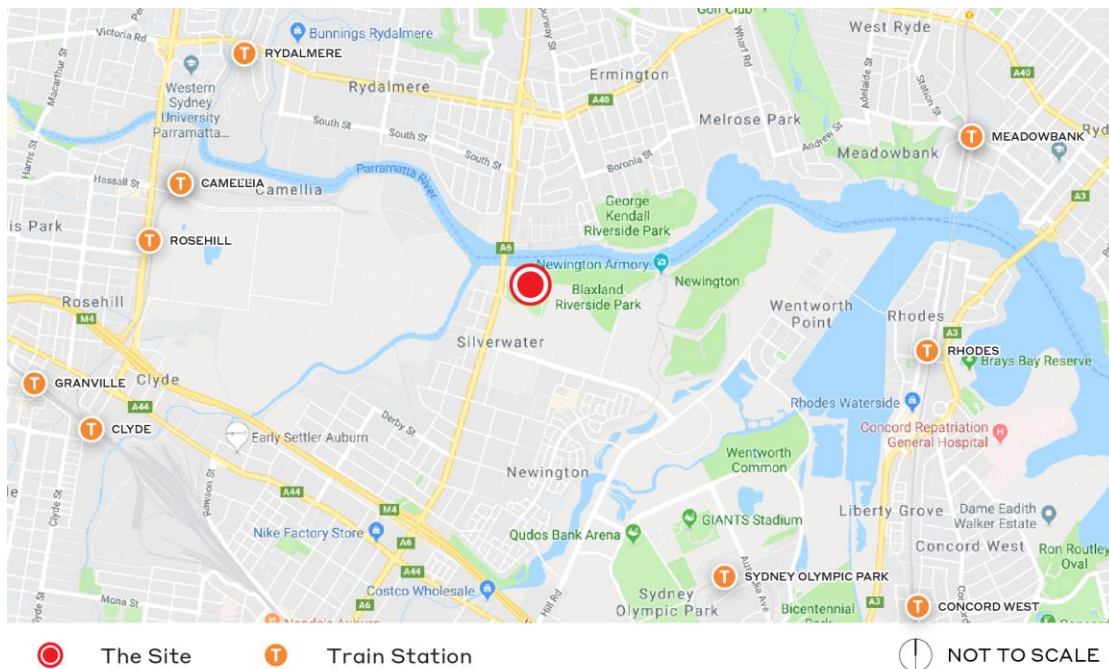


Figure 1 Locational context

The site is irregular in shape and comprises a single allotment of land with an area of 121,082m² and a leased area where development will occur with a site area of 65,767m². 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 facility to the east, industrial lands to the south and Silverwater Road to the west. An aerial image of the site is shown in 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.



Figure 2 Site aerial

4 Overview of Proposed Development

The proposal relates to a development application to facilitate the development of a Cricket Centre of Excellence for Cricket NSW 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 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.

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 consent authority for the project.

This SSDA seeks approval for the detailed scope development described in **Section 4** 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 Construction Air Quality, Odour and Waste

Air quality, odour and waste during construction will be addressed under the Construction Environmental Management Plan.

7 Operational Air Quality, Odour and Waste

7.1 Air Quality

The proposed operation of the new building is not anticipated to alter the air quality of the surrounding area. Where possible, internal spaces will be provided with demand control ventilation systems that respond to the air quality in the space by increasing or decreasing the quantity of outside air provided as the air quality worsens or improves, respectively.

A means of monitoring contaminated vapours is being assessed in conjunction with the Environmental Consultant to ensure any vapour build up under the building is released to the atmosphere without leaching through the concrete and into the building.

7.2 Odour Control

The development includes a wet rehabilitation space that has two pools. The ventilation of this space will dissipate any chlorine odours sufficiently that they will not cause a nuisance to users of the park or surrounding buildings. Because the pool does not cause objectionable conditions in the enclosure, the discharge of the air is not considered objectionable in terms of the Australian Standard AS 1668.2. It is anticipated that the air will be discharged either above roof level or at high level on the ground floor in such a manner as not to cause danger or nuisance to occupants in the building, occupants of neighbouring buildings or members of the public.

Other systems in the building are exhausting general office air, which will not contain any odours.

7.3 Waste Management

Refer to waste management plans prepared by Elephants Foot.