

Statement of Environmental Effects

**Proposed Alterations & Additions to Ken Rosewall Arena
Sydney Olympic Park Tennis Centre**



Prepared for



March 2019

CONTENTS

| | | |
|----------|--|-----------|
| 1 | Introduction | 1 |
| 1.1 | Type of Development & Consent Authority | 1 |
| 1.2 | Background / Development History | 1 |
| 1.2.1 | Sydney Olympic Park Tennis Centre | 1 |
| 1.2.2 | Current Proposal | 1 |
| 1.3 | Pre-Lodgement Consultation | 2 |
| 1.3.1 | Moral Rights | 2 |
| 1.4 | Specialist Information | 3 |
| 2 | The Site & Environs | 4 |
| 2.1 | Location and Site Context | 4 |
| 2.2 | Legal Description and Zoning | 5 |
| 2.3 | Physical Description | 5 |
| 2.4 | Pedestrian and Vehicular Access | 6 |
| 2.4.1 | Public Transport | 7 |
| 2.5 | Heritage and Archaeology | 7 |
| 2.6 | Contamination and Remediation | 8 |
| 2.7 | Drainage and Flooding | 8 |
| 2.8 | Utility Services | 9 |
| 3 | The Proposed Development | 10 |
| 3.1 | General Description of Physical Works | 10 |
| 3.2 | Operational Details | 11 |
| 3.3 | Demolition / Construction Phase | 11 |
| 3.4 | Waste Management | 12 |
| 4 | Section 4.15 Assessment | 13 |
| 4.1 | Section 4.15 – Matters for Consideration | 13 |
| 4.1.1 | SEPP (State and Regional Development) 2011 | 13 |
| 4.1.2 | SEPP (State Significant Precincts) 2005 | 14 |
| 4.1.3 | SEPP 55 | 15 |
| 4.1.4 | SREP (Sydney Harbour Catchment) 2005 | 15 |
| 4.1.5 | SOP Master Plan 2030 | 16 |
| 4.1.6 | SOP Environmental Guidelines 2008 | 18 |
| 4.1.7 | SOP Stormwater & WSUD Guidelines | 19 |
| 4.1.8 | Draft EPIs and Draft DCPs | 19 |
| 4.2 | Likely Impacts of the Development (S4.15(b)) | 20 |
| 4.2.1 | Built Form | 20 |
| 4.2.2 | Noise | 20 |
| 4.2.3 | Reflectivity | 21 |
| 4.2.4 | Overshadowing | 22 |
| 4.2.5 | Visual Impact | 23 |
| 4.2.6 | Social and Economic Impact | 27 |
| 4.3 | Suitability of the Site (S4.15(c)) | 27 |
| 4.4 | Submissions (S4.15(d)) | 27 |
| 4.5 | The Public Interest (S4.15(e)) | 27 |
| 5 | Conclusion | 29 |

1 Introduction

This Statement has been prepared by Helen Mulcahy Urban Planning Pty Limited on behalf of Tennis NSW to accompany a development application (DA) submitted pursuant to section 4.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The application seeks approval for the construction of a lightweight roof structure over Ken Rosewall Arena (KRA) at the Sydney Olympic Park Tennis Centre (SOP Tennis Centre). The proposal also requires the demolition and removal of the existing perimeter roof canopy.

The proposed weatherproofing of KRA will also facilitate its use by other sports, in particular, Netball. To this end, a removable timber floor system will be installed to create a court surface suitable for competition and which will not compromise the integrity of the tennis court below.

This report is a Statement of Environmental Effects (SEE) and examines the proposal in terms of its compliance with the heads of consideration under Section 4.15 of the EP&A Act.

1.1 Type of Development & Consent Authority

The proposed development has a capital investment value of \$9,863,378 and constitutes 'local development' under Part 4 of the EP&A Act. A copy of the QS Certificate of Cost is included in the DA documentation.

The development application is submitted to the Sydney Olympic Park Authority (SOPA) for assessment and referral to the Minister for Planning and Environment's delegate for determination.

1.2 Background / Development History

1.2.1 SOP Tennis Centre

On 3 July 1998, the Minister for Planning granted consent to a development application (S38/10/98) for:

The construction and operation of an international tennis venue to be used for recreational and competition tennis and ancillary uses including office administration and club, player and spectator facilities, tennis school, tennis museum; other sporting, social, cultural, training, concerts and entertainment activities, uses during the Olympic and Paralympic Games incorporating all facilities and requirements for the Games and associated landscaping works, car parking and roads.

The proposed roof will weatherproof KRA and will facilitate its use by other sports (netball), which is consistent with the terms of the original consent for the SOP Tennis Centre.

1.2.2 Current Proposal

In December 2018 the NSW Government allocated funding for upgrading of the SOP Tennis Centre to enable Sydney to host a new international tennis event, major netball matches and other indoor court sports and events as appropriate.

The proposed roof is required to be completed in time to secure the ATP Cup for NSW and address the needs of professional tennis and netball as identified in the Indoor Arena Feasibility Study¹ which is related to the NSW Government's Stadia Strategy.

The project needs to be completed in time to host the ATP Cup from January 2020. This event is the newest addition to the global tennis calendar, will carry a prize fund of \$USD15 million and will attract the Top 100 male professional tennis players. The ATP Cup has been developed as the "world cup" for the men's ATP tour. As such is aligned to the NSW Government's strategy to attract 10 sporting world cups in 10 years to boost economic, employment and tourism outcomes for the people of NSW. The ATP Cup is an outdoor tour event, which requires a weatherproof outdoor stadium solution.

The installation of a roof to KRA will also assist Netball NSW, in the immediate term by:

- providing a home court venue for the two Sydney Super Netball franchises – the Sydney Swifts and GWS Giants;
- capitalising on the current growth trends of participation and popularity of its Super Netball events; and
- overcoming the commercial constraints attributable to the limited capacity and/or prohibitive cost of the existing venue network.

1.3 Pre-Lodgement Consultation

A series of meetings have been undertaken to inform the project, as follows:

- meeting with SOPA Planners was convened on 27 November 2018 regarding scope and nature of the proposed development, timing constraints associated with the proposal and required specialist information to accompany the DA;
- on-site meeting with SOPA Planners on 20 December 2018 to confirm the planning approval pathway for the proposed roof structure;
- formal Pre-Lodgement meeting was held with officers of the Department of Planning and Environment, SOPA and the NSW Office of Sport on 31 January 2019; and
- presentation to SOPA's Design Review Panel on 12 February 2019. A copy of the Meeting Minutes is included at **Appendix 1**.

1.3.1 Moral Rights

Moral rights consultation has been undertaken in accordance with the Australian Institute of Architects has issued a Practice Note *Client commissions and moral rights* dated 11 July 2018. The moral right of integrity obliges a building owner to notify the architect if they wish to alter or demolish a building. The notification must give the original designer three weeks to decide if they wish to:

- make a record of the building before alteration or demolition
- consult in good faith with the owner about the alterations or demolition

If the original designer does not respond to the notification within three weeks, the owner may proceed immediately with the proposed alterations or demolition.

¹ An initiative of the Office of Sport's Sports Infrastructure Group and stakeholder parties

However if the original designer notifies the owner that they wish to make a record of the building or embark on further consultation with the owner regarding the proposal, the owner must allow a further period of three weeks for making the record and / or conducting the consultation.

SOPA (as the owner of the facility) undertook consultation with the moral rights holder, Professor Lawrence Neild in accordance with the provisions of the *Copyright Act 1968* and the *Copyright Amendment (Moral Rights) Act 2000*.

Notification of the proposal, including concept material detailing the proposed roof design was provided to Professor Neild who subsequently provided a written response to SOPA within the three week initial consultation period seeking further consultation. A meeting was subsequently convened with SOPA officers to discuss the feedback and concerns raised.

In response to a request from Professor Neild, he was subsequently invited to present an alternative scheme to the Joint Steering Committee (JSC) on 18 February 2019. While Professor Neild's alternative scheme had significant merit, the JSC resolved to proceed with the current proposal on the basis of the critical project risk of program to ensure the delivery of the project in time for Tennis NSW to host the ATP Cup in January 2020. Furthermore, the current scheme was:

- substantially further developed;
- DA ready;
- market tested, with all variables well understood; and
- had received positive response from the independent Design Review Panel as being complementary to the original design and had responded to concerns raised by Professor Neild in the initial moral rights consultation.

It is noted that while the Act states that these consultations should be undertaken "in good faith" there is no legal obligation on the owner to incorporate any ideas or suggestions the original designer may make during the consultation period.

1.4 Specialist Information

The following specialist information has been prepared in support of this application:

| | |
|--|------------------------------|
| Architectural Drawings | Cox Architecture |
| Visual Impact Assessment | Cox Architecture |
| Structural Engineering Report | ARUP |
| BCA Compliance Report | Blackett Maguire + Goldsmith |
| Fire Safety Engineering Statement | ARUP |
| Stormwater Assessment | ARUP |
| Preliminary Construction Waste Management Plan | ARUP |
| Lighting Design Statement | ARUP |
| Acoustic Statement | ARUP |
| ESD Statement | ARUP |
| Reflectivity Statement | ARUP |
| CIV Statement | Rider Levett Bucknall |

Copies of these documents are included as part of the DA.

2 The Site & Environs

2.1 Location and Site Context

The site is located at the southern end of Sydney Olympic Park on the southern side of Shirley Strickland Avenue (**Figure 1**).

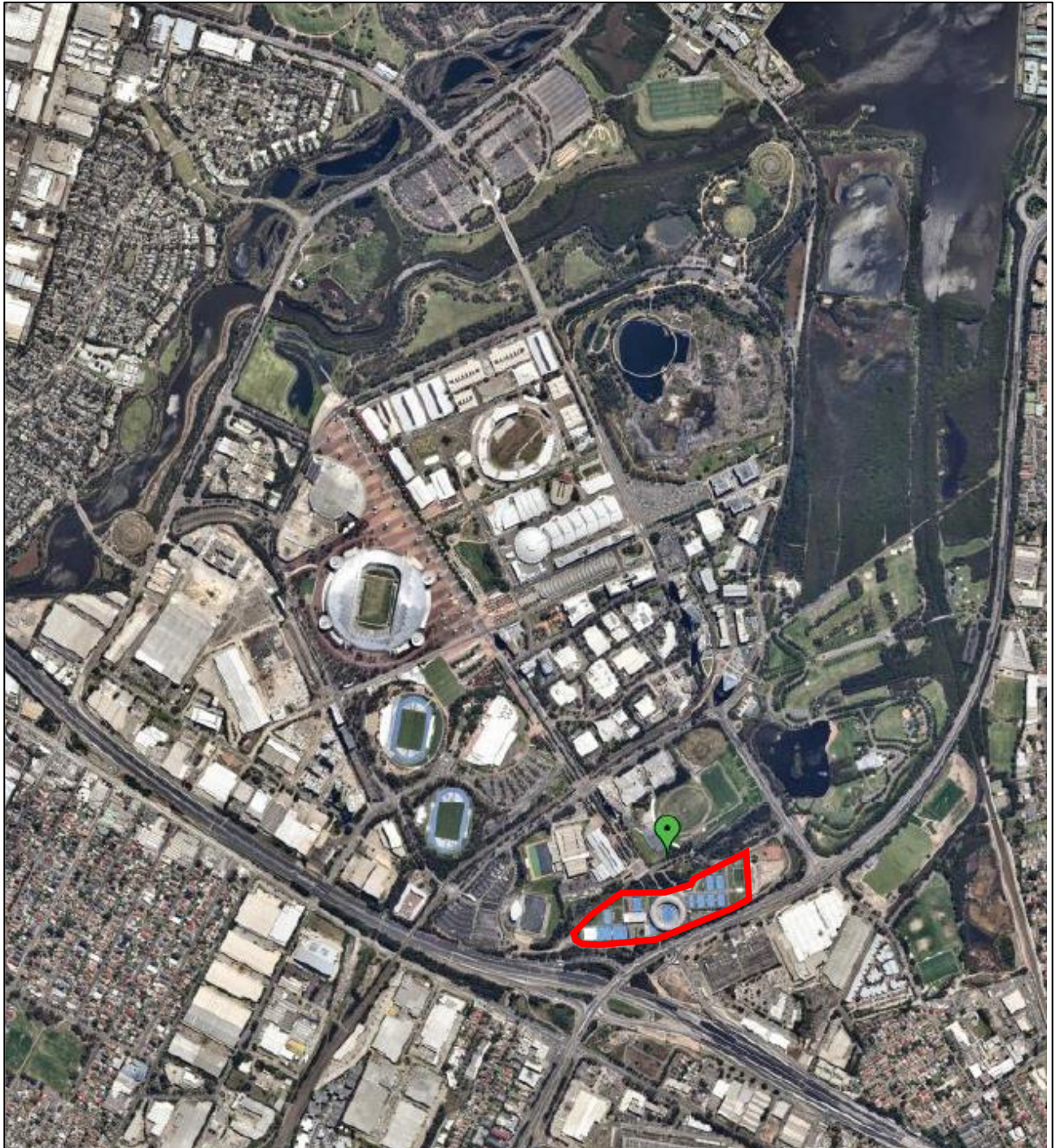


Figure 1 Location Plan

Development in the immediate vicinity of the site includes:

- to the north - Genea Netball Centre and the Quaycentre multi-use indoor arena (on the western side of Olympic Boulevard) and the WestConnex Centre (home of the Western Sydney Giants) and the new mixed use development on Site 9 (No. 5 Olympic Boulevard) which is currently under construction;
- to the south – Homebush Bay Drive is a six lane road which forms part of the Metropolitan Ring Road system;
- to the east – Australia Avenue (the main entry to the Sydney Olympic Park precinct), with Bicentennial Park beyond; and
- to the west - Sydney Olympic Park Hockey Centre, with the P4 Car Park beyond.

2.2 Legal Description and Zoning

The subject site is legally described as Lot 100 DP 1036979 and the registered proprietor is Sydney Olympic Park Authority. The Authority's delegate has signed the development application form in the capacity of owner of the land.

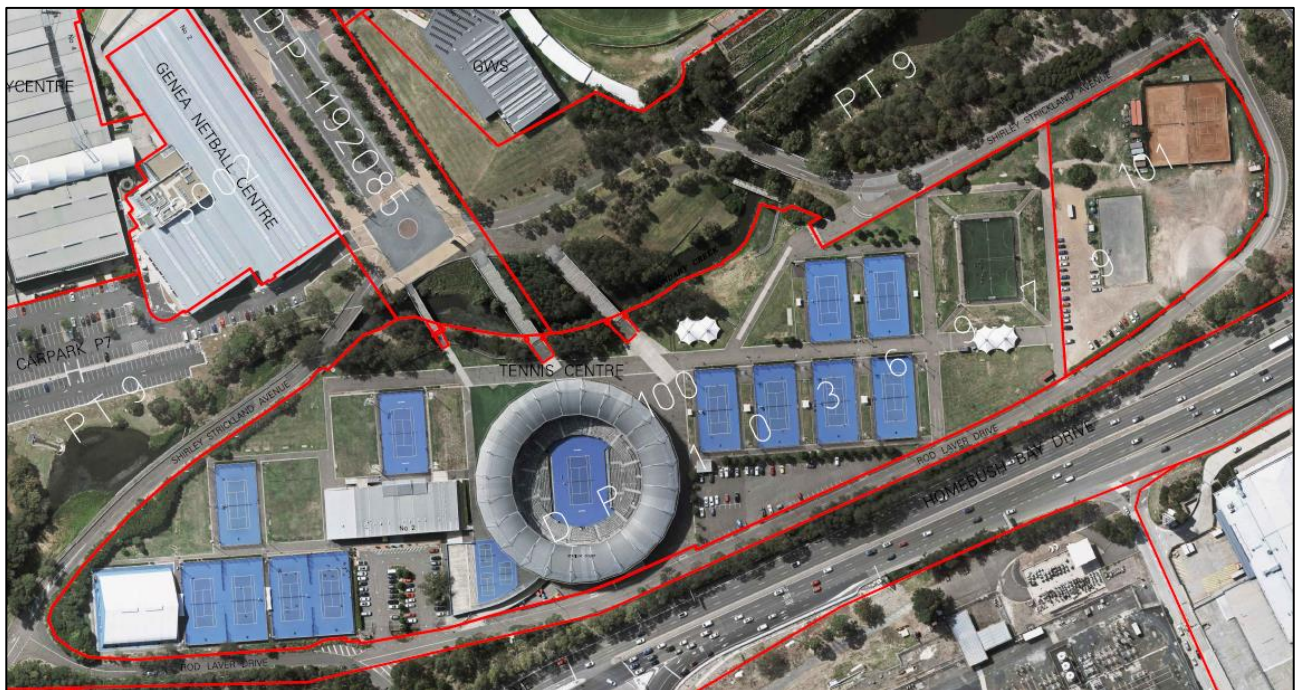


Figure 2 Site configuration and property boundaries (Source: SOPA)

The land is zoned B4 Mixed Use under the provisions of Schedule 3, Part 23 of State Environmental Planning Policy (State Significant Precincts) 2005.

2.3 Physical Description

The SOP Tennis Centre site covers an area of approx. 6 ha and has frontages to Shirley Strickland Avenue and Rod Laver Drive.

The topography of the site is the result of significant excavation and fill operations which has occurred on the land since the 1950s. The topography is relatively flat, but is significantly altered from its natural state.

Existing development on the site includes the Ken Rosewall Arena (KRA), a 10,000 seat capacity stadium, 2 Show Courts, 10 match courts (including 2 covered courts in the south western corner of the site) and 6 practice courts (including 2 clay courts at the north eastern corner of the site), a Hot Shots multi-court and a synthetic futsal court.

A two storey administration building is located immediately to the west of KRA and provides player facilities, together with administrative offices for Tennis NSW, the Australian Tennis Museum, a café, pro-shop and Tennis World operation. The GFA of the administration building is approx 3,000m². An existing at-grade car park to the south of the administration building provides accommodation for 50 vehicles and is accessed via Rod Laver Drive.

A Services Building is located to the south of and at right angles to the administrative building, which also provides additional office and storage spaces.

There is no existing vegetation within the curtilage of the KRA. A row of small trees is located to the east of the Arena, delineating an informal car park which is used by media / broadcast vehicles during tournaments and as additional parking for non-televised events. A row of trees and medium sized shrubs line the western boundary of the site, with a number of isolated trees in the main southern car park (adjacent to the Services Building) and to the north of practice courts in the eastern court precinct.

2.4 Pedestrian and Vehicular Access

Primary pedestrian access to / from the site is achieved via three bridges constructed over Boundary Creek (**Figure 3**).

The site is located approximately 1.2km south of Olympic Park Station.

Vehicular access to the existing car park is available via an 8m wide driveway from Rod Laver Drive, which connects to Shirley Strickland Avenue at the eastern and western extremities of the SOP Tennis Centre site. Vehicles circulate through the car park in a one-way system and exit the site via an 8m wide egress driveway (**Figure 4**).

Service vehicle access direct to KRA is also achieved via a 4 metre wide driveway from Rod Laver Drive, which provides access to the Court level back-of-house area.

2.4.1 Public Transport

The SOP Tennis Centre has access to both train and bus services, as follows:

- Sydney Olympic Park Station is located approximately 900m to the north; and
- bus stops on Australia Avenue (approx. 400m to the east of the site) are serviced by Route 525 – Parramatta to Burwood via SOP and Route 526 – Burwood to Rhodes via SOP and Wentworth Point.



Figure 3 Access to and from the site

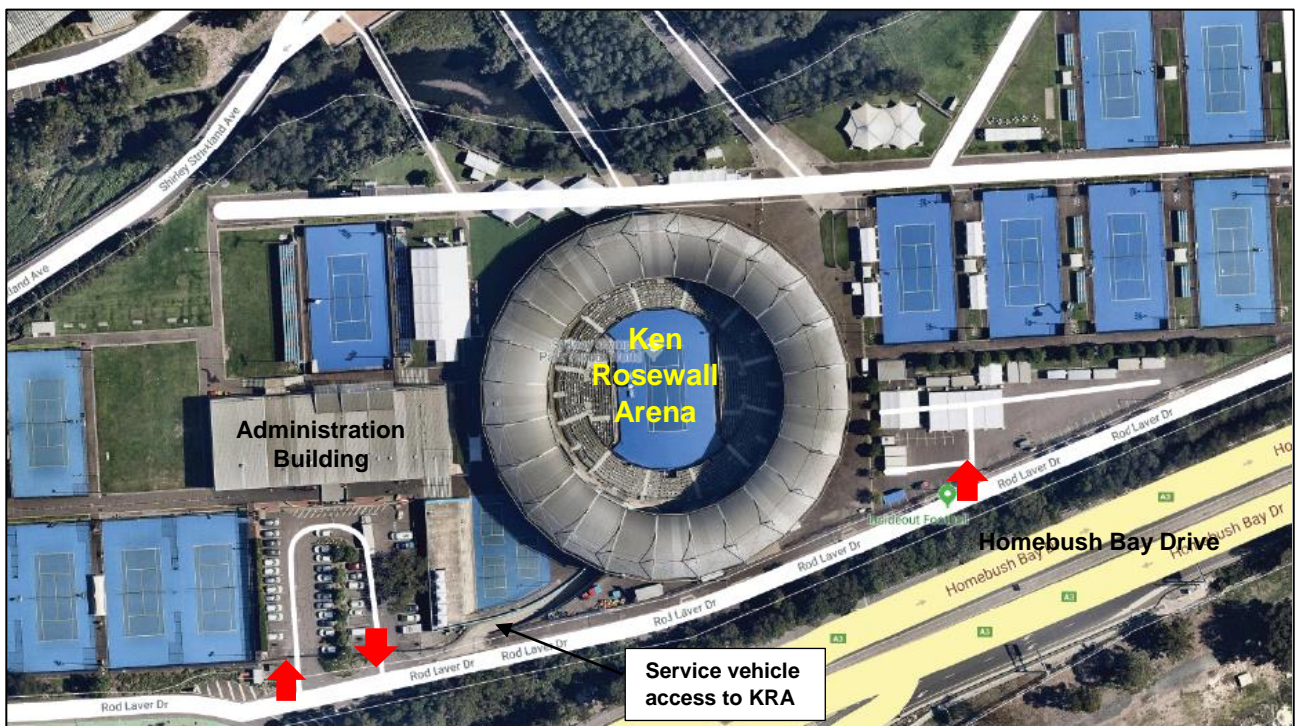


Figure 4 Vehicular access to and from the site (car park ingress / egress shown red)

2.5 Heritage and Archaeology

Sydney Olympic Park, including the Tennis Centre site, was part of a larger area which was originally granted to Thomas Laycock in 1794 and subsequently transferred to D'Arcy Wentworth. By 1810, Wentworth had an estate of 920 acres.

Historical records do not indicate the location of nature of structures located on the site during Wentworth's time, however the following is known:

- Between 1808 and 1811 a horse stud was established on part of the estate; and
- Before 1825 a racecourse was constructed (and made the home of the AJC between 1841 and 1869) which was used for racing until 1875.

The siting and nature of workers' dwellings, sheds and other structures which would be expected to have been located on site are unknown.

The use of the estate was primarily for agricultural purposes, with it operating as a working farm and horse and cattle stud. Between 1890 and 1912 the firm Hill Clarke and Co. held a grazing lease over the property.

In 1907, the Minister for Public Works resumed the bulk of the estate (including the subject site) for the State abattoir.

Various fill activities occurred on the land located to the south of Boundary Creek during the 1960s, '70s and early '80s.

An archaeological investigation² was commissioned by the then Olympic Co-Ordination Authority in 1998 to analyse documentary material in conjunction with physical inspection to assess the archaeological significance of historical archaeological material potentially resident on the former Wentworth Estate at Homebush.

The study indicated that all archaeological deposits and features potentially remaining on the site were buried by extensive filling which occurred since the 1950s.

The SOP Tennis Centre was constructed in accordance with the Consent issued in respect of DA S38/10/98, which was approved by the Minister on 3 July 1998, which included conditions which required monitoring of sub-surface excavation by an archaeologist.

2.6 Contamination and Remediation

Extensive remediation works on the site were undertaken in 1992 by the then NSW Waste Service, monitored by the EPA. Essentially, all contaminated fill was removed in the area immediately south of Boundary Creek (which includes the SOP Tennis Centre site) and clean replacement fill was transported to the site.

² *Archaeological Impact Assessment – Proposed Olympic Tennis Centre, 2000 Olympic Site, Homebush NSW;* Martin D Carney, Archaeological Management and Consulting Group Pty Ltd, January 1998

2.7 Drainage & Flooding

The total catchment for Boundary Creek upstream of the SOP Tennis Centre site is 118.9ha and extends approximately 2km to the west of Parramatta Road.

Flows from the site catchment area discharge to Boundary Creek.

The then Homebush Bay Authority commissioned a flood study³ in 1995 to determine the extent of filling required to prevent inundation of the (then) proposed SOP Tennis Centre site in the event of a 1 in 100 year event.

The site was re-graded in accordance with the findings of the Flood Study as part of the construction of the SOP Tennis Centre. The piped network was designed to convey flows from a 1 in 20 year event.

2.8 Utility Services

The site has access to a full range of utility services – gas, telecommunications, water, stormwater, sewer and electricity.

³ Gardner Willis and Associates, 25 November 1995

3 The Proposed Development

3.1 General Description of Physical Works

This section should be read in conjunction with the architectural drawing package prepared by Cox Architecture and the Structural Engineering Report prepared by ARUP, copies of which are included in the DA documentation.

The application seeks approval for the construction of a lightweight roof structure over Ken Rosewall Arena. The proposal also requires the demolition and removal of the existing perimeter roof canopy.

The new roof will be a polytetrafluoroethylene (PTFE) coated, woven glass-fibre fabric, clad steel tensile structure supported from the existing structural framing and foundations of KRA, utilising the circular form of the existing bowl to provide an extremely structurally efficient and transparent roof structure, maximising the uniformity of natural light within the arena.

The roof is intended to provide shade and weather protection only, and the stadium will continue to operate as an “outdoor” venue primarily naturally ventilated, and with minimal insulation and acoustic properties.

The roof will not be acoustically or thermally insulated.

A minimum clearance of 17m will be provided to court level and a 4m eaves zone for external views and ventilation (**Figure 5**). A central raised roof area will also be provided for ventilation and smoke extraction purposes.

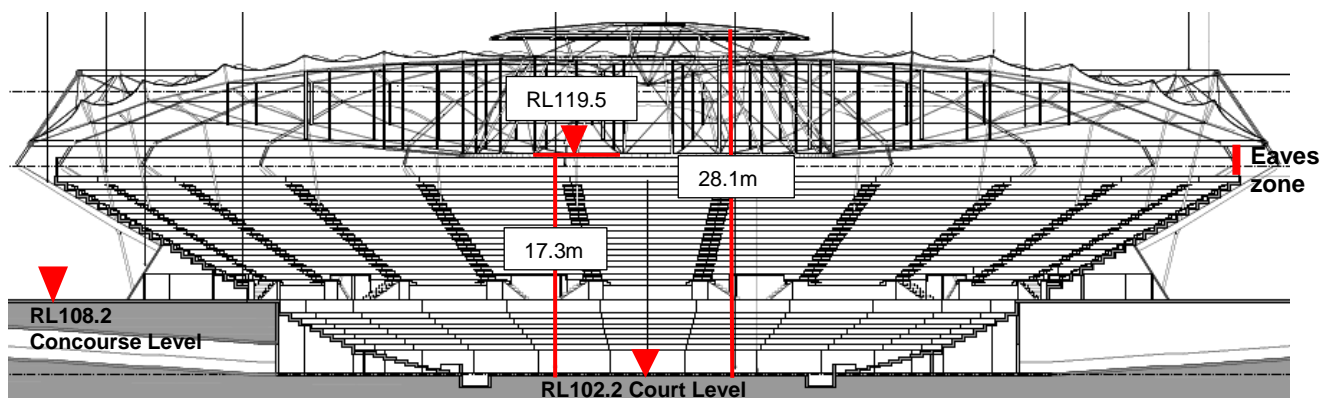


Figure 5 Section through KRA illustrating heights and clearances

The proposed weatherproofing of KRA will also facilitate its use by other sports, in particular, Netball. To this end, a removable timber floor system will be installed to create a court surface suitable for competition and which will not compromise the integrity of the tennis court below.

It should be noted that the proposed works will not result in any changes to the adjacent public domain, concourse areas, parking, external signage, external lighting, accessibility or landscape treatment at the SOP Tennis Centre.

3.2 Operational Details

The installation of a roof to KRA will enable SOP Tennis Centre to host the ATP Cup which has been developed as the “world cup” for the men’s ATP tour. By weatherproofing the stadium, this will also facilitate its use for other sports, in particular, netball.

Netball NSW has provided the following information in relation to the nature of usage of KRA:

- 14 - 18 Suncorp Super Netball match days over approximately 20 weeks;
- 2 - 3 training session per week per team (NSW Swifts and GIANTS Netball);
- Captain’s Run training sessions the day prior to match days for the home and opposition teams;
- Member / Fan open training sessions – approximately four per year where members and fans can watch the NSW Swifts and GIANTS Netball train;
- Pre-season games and / or tournament for the NSW Swifts and GIANTS Netball – these may be ticketed events or closed;
- Premier League finals – between 2 – 6 games;
- Open day / fan day event where Members can view the venue and their seats – ideally prior to the first game played at the Arena; and
- Additional International and Exhibition matches

While the use of KRA by Netball NSW represents an increase in the frequency / intensity of its use, it is considered to be well within the environmental capacity of both the facility and the wider SOP Tennis Centre, for the following reasons:

- Multi-purpose use of the SOP Tennis centre was contemplated in the original consent;
- The proposal does not require the augmentation of existing utility services;
- Public transport services are readily accessible, with trains at Sydney Olympic Park Station 1.2km to the north and bus stops on Australia Avenue, approximately 400m to the east of the site; and
- Sydney Olympic Park has more than 10,000 parking spaces, with P3 car park located 350m to the north and P4 car park located approx. 650m to the west of the site.

Furthermore, it is considered that the proposal represents an efficient and sustainable use of currently underutilised infrastructure.

3.3 Demolition / Construction Phase

Demolition of the existing perimeter roof and the construction of the proposed lightweight roof structure will be undertaken in accordance with EPA and WorkCover Authority guidelines to ensure that impacts to nearby premises and their occupants are minimised and that the safety of workers is afforded the highest continued priority.

The Structural Engineering Report prepared by ARUP, a copy of which accompanies the DA, sets out a likely sequence for demolition and construction. It should be noted that no earthworks are required as part of the proposed development.

The successful building contractor will prepare a Construction Environment Management Plan (CEMP) that outlines the procedures that will need to be implemented in order to manage the possible impact of demolition / construction activities on the surrounding area. This plan will address the following matters:

- Proposed hours of work,
- Contact details of FDC site manager;
- Traffic Management:
 - Ingress and egress of vehicles to site;
 - Management of loading and unloading materials;
 - Number and frequency of vehicles accessing the site;
 - Changes to on-street parking restrictions on local roads;
 - Management of construction traffic and car parking demand;
 - Management of existing vehicular and pedestrian movements around the site throughout various stages of construction;
- Major event coordination / management;
- Dust control measures;
- Construction waste management;
- Construction noise and vibration management; and
- Any other relevant information relating to demolition / construction and its potential impact on the surrounding area.

The CEMP will be consistent with current industry best practice and any specific SOPA requirements. On this basis it is considered that any impacts associated with the construction phase of the project can be managed and mitigated to acceptable limits.

3.4 Waste Management

ARUP has prepared a draft Construction Waste Management Plan for consideration as part of this application. This plan demonstrates how waste avoidance, reduction, re-use and recycling will be implemented during construction. A key focus of this will incorporate reuse and recycling of building materials to a minimum of 80 percent.

No change to the Operational Waste Management regime is anticipated as a result of the proposed development.

A copy of the draft Construction Waste Management Plan is included as part of the DA documentation.

4 Section 4.15 Assessment

Matters to be considered when determining development applications are set out in Section 4.15 of the *Environmental Planning and Assessment Act 1979*.

4.1 Section 4.15 – Matters for Consideration

Section 4.15(1)(a) requires the consent authority to take into consideration:

- (a) *the provisions of:*
- (i) *any environmental planning instrument, and*
 - (ii) *any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and*
 - (iii) *any development control plan, and*
 - (iiia) *any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and*
 - (iv) *the regulations (to the extent that they prescribe matters for the purposes of this paragraph),*
 - (v) *(Repealed)*

that apply to the land to which the development application relates,

The primary statutory documents that relate to the subject site and the proposed development are:

- State Environmental Planning Policy (State and Regional Development) 2011;
- State Environmental Planning Policy (State Significant Precincts) 2005;
- State Environmental Planning Policy No 55 – Remediation of Land;
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;
- Sydney Olympic Park Master Plan 2030; and
- Other relevant Sydney Olympic Park Policies and Guidelines.

The relevant provisions of these instruments and other relevant planning controls are addressed in the following sections of this Statement.

4.1.1 SEPP (State and Regional Development) 2011

State Environmental Planning Policy (State and Regional Development) 2011 provides state wide provisions for identifying development that is considered State Significant Development. Schedule 2 indicates that development with a Capital Investment Value (CIV) of more than \$10 million on land within Sydney Olympic Park is considered to be 'State Significant Development'.

The proposed building will have a Capital Investment Value less than \$10 million. On this basis, the project is not State Significant Development, and will therefore be assessed by Sydney Olympic Park Authority as a Development Application under *Part 4 of the Environmental Planning and Assessment Act 1979*.

4.1.2 SEPP (State Significant Precincts) 2005

State Environmental Planning Policy (State Significant Precincts) 2005 provides state wide provisions for identifying State Significant Precincts throughout NSW and providing relevant statutory provisions for new development within each precinct.

The aims of the SEPP are to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant sites for the benefit of the State, and to facilitate service delivery outcomes for a range of public services and to provide for the development of major sites for a public purpose or redevelopment of major sites no longer appropriate or suitable for public purposes.

Sydney Olympic Park is identified as a State Significant Site under the SEPP, and Part 23 of Schedule 3 identifies a number of provisions relating to the carrying out of development within Sydney Olympic Park, as set out below.

| Clause | Response | Compliance |
|---|---|------------------------------|
| (9) Zone B4 Mixed Use | The application seeks approval for the construction of a lightweight roof structure over KRA at the SOP Tennis Centre to facilitate year round use of the facility for both tennis tournaments and other sports, in particular, Netball. The proposed development is permissible with consent in the B4 Zone and is consistent with the objectives of the Zone | ✓ |
| (23) Public utility infrastructure | The site has access to a full range of utility services. The proposed roof to KRA which will facilitate year round use will not require any further augmentation of utility services. | ✓ |
| (24) Major events capability | The proposed development is not expected to have any substantive impact on major events at SOP. | ✓ |
| (25) Transport | The proposed development is not expected to impact the existing public transport servicing Sydney Olympic Park. | ✓ |
| (26) Master Plan | Master Plan 2030 applies to the subject site and has been considered in the assessment and the proposed development has been found to be consistent with the Master Plan principles and controls where relevant. | ✓ See Section 4.1.5 below |
| (29) Development in environmental conservation area | The subject site is not located in an environmental conservation area. | ✓ |
| (30) Design excellence | The SOP Tennis Centre is not identified as a Design Competition Site under the SOP Master Plan 2030, nor does the proposed development trigger the need for a design competition. The proposal was presented to SOPA's Design Review Panel on 12 February 2019. The Panel confirmed that the proposed roof was complimentary to the existing structure (refer Appendix 1). | ✓ |
| (31) Heritage Conservation | The subject site is not within the visual curtilage of the nearest item of environmental heritage (the Abattoir Precinct is located approximately 850 metres to the north and is obscured by both topography and intervening development. As a consequence, it is considered that the proposed roof to KRA will have no discernible impact on heritage conservation. | ✓ |

4.1.3 SEPP 55 – Remediation of Land

SEPP 55 seeks to promote the remediation of contaminated land in order to reduce risks to human health and the environment. Where land is contaminated, SEPP 55 requires that it be suitably remediated prior to any development occurring on that land. The SEPP contains provisions relating to the level of remediation required, and the consent mechanisms in relation to the remediation works.

As described in Section 2.6 of this Statement, extensive remediation works on the site were undertaken in 1992 by the then NSW Waste Service, monitored by the EPA. Essentially, all contaminated fill was removed in the area immediately south of Boundary Creek (which includes the Tennis Centre site) and clean replacement fill was transported to the site.

Notwithstanding the above, the proposed construction of the lightweight roof to the KRA does not require any disturbance to or excavation of the land surface.

4.1.4 SREP (Sydney Harbour Catchment) 2005

The Harbour REP aims to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained as an outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations. SOP is part of the Sydney Harbour catchment.

Clause 13 of the SREP sets out a number of broad planning principles for development within the catchment. Those principles which are relevant to the proposal are set out below:

(a) development is to protect and, where practicable, improve the hydrological, ecological and geomorphological processes on which the health of the catchment depends;

The proposed roof structure necessitates some changes to the stormwater drainage associated with KRA including the installation of a 600mm x 250mm eaves gutter with 12 downpipes around the perimeter. These downpipes will circulate to the nearest existing stormwater pit in ground. This will be a siphonic drainage system with a flat gutter, sized for a 1 in 20 year storm.

However, site wide stormwater drainage is unaffected since the drainage that is added removes drainage load on the existing stormwater drainage internal to KRA. Consequently, the existing stormwater pits around the stadium have the same stormwater load and so no increase in pit or pipe size for the site drainage is necessary. The change is that the court and bowl drainage at KRA are now being collected from the roof, an area of approximately 8200m² (a conservative estimate).

(b) the natural assets of the catchment are to be maintained and, where feasible, restored for their scenic and cultural values and their biodiversity and geodiversity,

There are no natural assets on the SOP Tennis Centre site that require rehabilitation. Much of this work has been undertaken more broadly across the wider SOP by SOPA and its predecessors.

(c) decisions with respect to the development of land are to take account of the cumulative environmental impact of development within the catchment,

As indicated above, site wide stormwater drainage is unaffected since the drainage that is added removes drainage load on the existing stormwater drainage internal to KRA. Accordingly, the proposed development can be accommodated within the broader stormwater management system which services the SOP Tennis Centre.

(d) development in the Sydney Harbour Catchment is to protect the functioning of natural drainage systems on floodplains and comply with the guidelines set out in the document titled Floodplain Development Manual 2005 (published in April 2005 by the Department),

Given the extent of existing stormwater infrastructure that exists within the site and the wider Sydney Olympic Park precinct, it is anticipated that an appropriate level of protection will be afforded to the natural drainage systems associated with the catchment.

(e) development that is visible from the waterways or foreshores is to maintain, protect and enhance the unique visual qualities of Sydney Harbour,

The proposed development is not visible from Sydney Harbour.

(h) development is to improve the water quality of urban run-off, reduce the quantity and frequency of urban run-off, prevent the risk of increased flooding and conserve water,

The existing stormwater infrastructure both on the site and within Sydney Olympic Park will provide an adequate level of protection to the catchment particularly with regard to improving the quality of runoff and reducing the quantity and frequency of urban run-off reaching the harbour.

(k) development is to protect and, if practicable, rehabilitate land from current and future urban salinity processes, and prevent or restore land degradation and reduced water quality resulting from urban salinity,

The proposed development does not involve land rehabilitation and does not involve any soil disturbance.

(l) development is to avoid or minimise disturbance of acid sulfate soils in accordance with the Acid Sulfate Soil Manual, as published in 1988 by the Acid Sulfate Soils Management Advisory Committee.

The proposed development does not involve land rehabilitation and does not involve any soil disturbance. Furthermore the site is not identified as being impacted by Acid Sulfate Soils (ASS). On this basis ASS are unlikely to cause any significant impacts for the development.

4.1.5 Sydney Olympic Park Master Plan 2030

The Sydney Olympic Park Master Plan 2030 establishes a vision for the sustainable development of Sydney Olympic Park. It builds on the Sydney Olympic Park Vision 2025 and the Sydney Olympic Park Master Plan 2002.

The Tennis Centre is located in the Boundary Creek and Tennis Precinct at the southern edge of Sydney Olympic Park between Olympic Boulevard, Sarah Durack Avenue, Australia Avenue and Rod Laver Drive.

The Master Plan contemplates that future development south of Boundary Creek will allow for venue expansion and education uses to complement existing tennis activities and may include club facilities, an academy, function centre and a centre of sporting excellence. The SOP Tennis Centre will continue to be the focus of the precinct, with the centre court facility terminating the southern vista along Olympic Boulevard.

The following table provides an assessment of the proposal against the relevant general controls and guidelines set out in Section 4 of the Master Plan.

Table 4.1 SOP Master Plan Compliance – Section 4: General Controls and Guidelines

| Control | Response | Compliance |
|---|--|-------------------------|
| 4.2 Sustainability Connect new development to WRAMS Prioritise sustainable materials selection Consideration of sea level change | The SOP Tennis Centre is outside the WRAMS area Sustainable material will be incorporated into the design where appropriate Sea level change is not considered to be a significant issue for the proposed development | N/A Yes Noted |
| 4.3 Public Domain | The proposed development will not alter the public domain in the vicinity of the SOP Tennis Centre | N/A |
| 4.4 Event Access and Closures Section 4.4.1.5 confirms that Shirley Strickland Avenue and Rod Laver Avenue are closed to general access during tennis events. | The proposed roof to KRA and use of the stadium by Netball will not alter access arrangements during tennis events. | Yes |
| 4.5 Land Use and Density The SOP Tennis Centre falls within the Venues and Operational Uses land use category. No FSR control applies. | Major outdoor and indoor recreational facilities are allowed in this land use category. | Yes |
| 4.6 Building Form and Amenity Design Excellence | The controls set out in this section do not relate to the major sporting venues. The site is not identified as a design competition site. | N/A |
| 4.7 Access and Parking | No changes to existing access and parking arrangements are required or proposed as part of the development. | N/A |
| 4.8 Transport Strategies and Infrastructure | The proposed development will not have any substantive impact on traffic and transport. The use of KRA by Netball will not significantly alter traffic patterns at SOP as all fixtures nominated to take place at KRA currently occur elsewhere in the SOP precinct. | N/A |

Section 5.7 of the Master Plan sets out the specific controls applicable to the Boundary Creek and Tennis Precincts. In this regard it is noted that:

- the proposed development is permitted and is consistent with the land use controls;
- no active frontage, awnings or colonnade controls apply;
- no height control applies to KRA;
- no FSR control applies the KRA;
- the proposed development will not alter the footprint of the KRA, nor is any excavation required and as a consequence the works will not impact any existing easements nor will it encroach on the 10m setback from Boundary Creek (riparian corridor); and
- no changes to vehicular or pedestrian access are proposed and therefore, the proposed development is not expected to impact major events operations.

4.1.6 Sydney Olympic Park Environmental Guidelines 2008

The Sydney Olympic Park Environmental Guidelines 2008 were prepared to set a high standard of environmental performance and improve the sustainability of activities within SOP. The guidelines seek to reinforce SOPA's Environmental Management System which was developed for use by its personnel, contractors and key stakeholders as a means of helping the authority to achieve its commitment to Ecologically Sustainable Development.

The KRA redevelopment project involves the removal of the existing partial perimeter roof and the construction of a new lightweight roof over the stadium. The stadium is to remain as an "outdoor" venue, with the roof intended to provide shade and weather protection but allows outside air to flow through the space at all times.

As such, the project does not constitute redevelopment of a building as a whole and does not enclose a conditioned space. The minimum building environmental rating targets under Green Star, NABERS and BASIX schemes formalised in Table 4.1 of the SOPA Master Plan 2030 are not considered to be applicable for this project.

The proposed development will however incorporate a number of sustainable initiatives in its design, construction and operation, including the following:

Water Conservation

The Master Plan Section 4.2 requires connection of new development to Sydney Olympic Park's recycled water network. However, as per the Sydney Olympic Park Authority Policy POL13/4 for Stormwater Management and Water Sensitive Urban Design (WSUD) the site is not part of the catchment of the recycled water network. The policy clarifies that in this case, non-potable water is required to be harvested locally. Further discussion in this regard is provided at Section 4.1.7 of this Statement.

Stormwater and ecology impact

With the new roof spanning over the stadium to the extent of the previously existing roof, no increases to stormwater or ecology impact are expected from the proposed development.

Energy conservation and passive design

The development of the roof will consider optimising shape and the available opening areas to improve airflow inside the stadium driven by typical wind and thermal conditions, with the aim to improve thermal comfort of users as far as possible without the use of energy-consuming active conditioning, in balance with rain and sun protection.

Dematerialisation

The proposed roof design is predicated on the re-use of much of the existing KRA superstructure, substructure and piling – which are all re-used and capable of supporting the new lightweight PTFE coated fibreglass fabric roof. The circular form is used to create a highly efficient self-resolved tension structure. This strategy minimises the use of resources relative to the protection afforded by the extended roof cover.

A copy of the ESD Statement prepared by ARUP in respect of the proposed development is included as part of the documentation submitted in support of this application.

4.1.7 Sydney Olympic Park Stormwater and WSUD Guidelines

It is noted that the SOP Tennis Centre is located outside the Water Reclamation and Management Scheme (WRAMS) Stormwater Harvesting Catchment.

The policy applies to all development design and construction within SOP including new developments, extensions or alterations to existing developments, public domain infrastructure (including new and altered roads, paths and car park facilities, new and altered sporting facilities, new public domain and public buildings, new and altered infrastructure including utilities and transport infrastructure) and all hard landscape areas.

The policy requirements apply to:

- private developments which alters and/or adds more than 150m² of impervious area and/or developments which result in an addition of gross floor area of more than 150m². The policy requirements are to be applied to the whole site area.

Comment: Not applicable.

- public infrastructure and public asset developments which alters and / or adds more than 150m² of impervious area. The policy requirements for public infrastructure and assets is to be applied to the area of altered or new assets only.

Comment: Not applicable.

The Policy indicates that developments smaller than those outlined above are still required to meet the intent of the policy. These developments are to adopt the principles outlined in the Sydney Olympic Park Authority's Environmental Guidelines as well as water sensitive design principles. All works are to minimise runoff, maximise treatment of stormwater by directing stormwater to landscape based treatment systems, maximise capture and reuse of runoff and ensure there is no impact on receiving waters during construction.

In this regard, the new roof will be designed to enable collection of rainwater from at least 90% of the enlarged roof surface with a projected plan area of approximately 8,000m². The fall and guttering of the roof will be designed for collected rainwater to be fed into a future tank to be designed in further stage development, with the aim of reuse for non-potable uses.

While the aforementioned rainwater tank does not form part of the current scope of works described in this development application, it is Tennis NSW's intention to collect and re-use the water from the roof as part of future works at the site.

It should be noted that the site wide stormwater drainage is unaffected since the drainage infrastructure that is added removes drainage load on the existing stormwater drainage internal to the stadium. Consequently, the existing stormwater pits around KRA have the same stormwater load and as a consequence, no increase in pit or pipe size for the site drainage is required.

A copy of the Stormwater Statement prepared by ARUP in respect of the proposed development is included as part of the documentation submitted in support of this DA.

4.1.8 Draft EPIs and Draft DCPs

There are no draft environmental planning instruments or development controls that are relevant to the subject site and its proposed use.

4.2 Likely Impacts of the Development (S4.15(b))

4.2.1 Built Form

As indicated previously in this Statement the Tennis Centre is not identified as a Design Competition Site.

The proposed scheme was presented to the SOP Design Review Panel on 12 February 2019. The Panel resolved that the proposed roof was complimentary to the existing structure and made the following comments:

| Panel Comment | Response |
|--|--|
| The roof would be a positive addition to the existing Arena. Specifically it will establish a stronger building presence at the end of Olympic Boulevard. | Noted. |
| Visual impacts on the M4 Motorway of the new roof were considered negligible. The roof's white colour is in keeping with the white roofs across the Olympic Park precinct. | Noted. |
| The design respects the existing geometry of the Arena and would be a discreet addition to the Arena. | Noted. |
| The design provides for a delicate and simplified construction which compliments the existing Arena. | Noted. |
| The new roof will extend the use of the building throughout the year, and represents a sound use of an existing asset. | Noted. |
| The upgrade will improve seating, lighting, fire safety and audience sightlines, with the removal of interior shade canopies. | Noted. |
| This upgrade would also allow for the initially designed mechanical ventilation system to be re-established, improving airflow and therefore having the potential to improve player and spectator comfort with a minimum amount of energy input. | Detail under investigation. Ventilation a high priority to address. |
| Consideration should be given to the potential for the proposed central fan to cause nuisance light flickering – however this can be assessed during the DA stage. | Noted. Under development and will be resolved as part of the detailed design process. |
| External finishes should be constructed using low maintenance materials and with steel finishes to give a galvanised appearance to complement the existing structure. | External materials and finishes have been selected on the basis of their low maintenance qualities and their |
| New residential development is some distance away and is subject to covenants re sporting events (noise, traffic, light spill). Seating capacity will not be increased. | Noted. |

The proposed roof design has been thoroughly examined prior to lodgement of this application and reflects a high standard of design and operational practicality in the context of the locality.

4.2.2 Noise

ARUP has prepared an Acoustic Assessment which examines both construction (including demolition) and operational phases of the proposal.

The report notes that a mixed use residential development has been approved at No.3 Olympic Boulevard, approximately 300m north of KRA. It is understood that this development is scheduled for completion in 2020.

Existing residential receivers are located south and south west of the arena, separated by the M4 Motorway corridor and Parramatta Road. The nearest existing residential receivers are located at No. 4 Welfare Street and No. 3 Courallie Ave, approximately 360 m south and 520m south-west of the site respectively.

Construction Noise

It is reasonable to expect that there may be some noise associated with the proposed alterations to the building. However it is considered unlikely that there will be any substantive noise impact during the construction phase, having regard to the following:

- the context of the site, that is, its relative isolation, with no sensitive residential receivers within close proximity;
- the works will be undertaken during standard construction hours in accordance with the Interim Construction Noise Guideline (DECC, 2009), defined as 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays with no works on Sundays or public holidays; and
- a Construction Noise and Vibration Management Plan will be prepared and implemented as part of the CEMP for the project.

Operational Noise

The report notes that the use of KRA will remain unchanged (i.e. for scheduled sporting fixtures and training). The new roof will not cause the overall sound insulation performance of the building envelope to degrade, operational noise egress from KRA to nearby noise sensitive receivers is not expected to change significantly. On this basis, the report concludes that a detailed assessment of operational noise egress from the building is not considered necessary.

Having regard to the preceding discussion, it is considered that the noise generated by the construction phase and the ongoing operation of KRA will not result in any noise nuisance beyond what can reasonably be expected in this highly urbanised context.

4.2.3 Reflectivity

ARUP has prepared a Reflectivity Statement which addresses the provisions of the SOP Master Plan 2030 and examines the potential glare associated with the proposed PTFE coated membrane roof material. The report also examines the specular reflective potential associated with the existing glass balustrades around the upper edge of the concrete structure (**Figure 6**).

The report indicates that the proposed roofing material is diffuse reflecting, and whilst it is light in colour, the specular component of reflection is minimal. Accordingly, the report suggests that reflected sunlight glare is not expected from this material.

In relation to the balustrade glazing, the report notes that the extent of glazing will not be increased as part of the proposal. The balustrade glass is not reflective coated or double glazed and achieves a reflectivity of approximately 8%, which is well within the maximum 20% allowable.



Figure 6 Photograph illustrating locating of glass balustrade (Source: ARUP)

The report examines the potential for adverse impacts from reflected glare towards Homebush Bay Drive, the M4 Motorway and roads within the site and concludes that the risk is low and will not be increased by the proposed development, due to:

- (i) restricted extent of glazing and restricted views of glazing from roads at angles that could be a concern; and
- (ii) the diffuse reflectance of the proposed PTFE material.

On this basis, it is considered that the proposed development will not result in any substantive adverse environmental impact in terms of reflectivity.

A copy of the report is included as part of the documentation submitted in support of the DA.

4.2.4 Overshadowing

Shadow analysis diagrams are included in the architectural package prepared by Cox Architecture.

The analysis illustrates both existing shadows cast by KRA in its current configuration as well as the additional shadow cast by the proposed lightweight rood structure.

Shadows are largely confined to the boundaries of the SOP Tennis Centre, except in mid-Winter, when shadows extend onto the carriageway of Rod Laver Drive after 1.00pm.

Having regard to the above, it is considered that the additional shadow impact is minimal and will not result in any substantive adverse impact on the amenity of the locality.

4.2.5 Visual Impact

Existing Environment

The KRA is located at the southern terminus of Olympic Boulevard (the Boulevard), which is the key north-south axis through Sydney Olympic Park. The stadium was designed to provide a grand termination to this major pedestrian and vehicle thoroughfare.

The riparian zone along Boundary Creek provides physical separation between the end of the Boulevard and the SOP Tennis Centre. The pedestrian bridges over the Creek provide visual continuity of the landscaped public domain and maintain the visual focus of the KRA in the vista down the Boulevard.

Master Plan Context

SOP Master Plan 2030 describes anticipated future development in the Boundary Creek and Tennis Precincts as follows:

Future development in the Boundary Creek Precinct will include commercial and residential development extending along Olympic Boulevard. A zone of residential development terminates the line of towers along Olympic Boulevard. Open space in the precinct will continue to be developed for community uses with amenities and access to new playing fields.

South of Boundary Creek, future development will allow for venue expansion and education uses to complement existing tennis activities and may include club facilities, an academy, function centre and a centre of sporting excellence. The Sydney Olympic Park Tennis Centre will continue to be the focus of the precinct, with the centre court facility terminating the southern vista along Olympic Boulevard.

A potential education facility located within the precinct will activate and enliven the precinct.

New development in this precinct should not impact on the biological diversity of the Boundary Creek corridor.

Visual Impact Assessment

Cox Architecture has prepared a series of perspective views of KRA from 3 vantage points, which illustrate the view of the existing structure and the post-development view. These images are included in the Architectural drawing package which accompanies the DA and are reproduced below.

View 1 – Olympic Boulevard approx. 250m North of the site

As the landscaping in the public domain has matured, views along the Boulevard provide only a partial view of the stadium.

The proposed roof will increase the perceived bulk of the stadium when viewed from this vantage point on Olympic Boulevard, which is consistent with the original intent of the project, namely that the Centre Court (KRA) would provide a grand terminus to Olympic Boulevard.



1 KEN ROSEWALL ARENA - EXISTING
7000 NTS



2 KEN ROSEWALL ARENA - PROPOSED
7000 NTS

View 1

View 2 – Olympic Boulevard entry to southern roundabout (approx. 120m North of the site)

Olympic Boulevard is some 60 metres wide, commensurate with the scale of the major sporting venues at Sydney Olympic Park. As can be seen in the existing view, the stadium reads as a relatively modestly scaled structure in this context.

In addition, as the vegetation has matured in the years since the 2000 Olympics, the KRA has become a less prominent element in the landscape. The addition of the lightweight roof will increase the bulk and scale of the stadium and will improve the visibility of the structure which is consistent with the original intent, that it would provide a grand terminus to the Boulevard.



1 KEN ROSEWALL ARENA - EXISTING
 7100 NTS



2 KEN ROSEWALL ARENA - PROPOSED
 7100 NTS

View 2

View 3 – Homebush Bay Drive approx. 100m south west of the site

The view of the KRA from Homebush Bay Drive is filtered as a result of the perimeter vegetation and is typically read at speed (80km/h). On this basis, the visual impact of the proposed development is not expected to be significant.



1 KEN ROSEWALL ARENA - EXISTING
 N18



2 KEN ROSEWALL ARENA - PROPOSED
 N18

4.2.6 Social and Economic Impacts

The proposal will generate employment opportunities during both the construction and operational phases of the development.

The upgraded KRA will provide considerable positive impacts by fulfilling the vision of the SOP Master Plan and enhancing the usability and amenity of a key sporting facility within the Sydney Olympic Park precinct. This will contribute to the fulfilment of the goal of creating a vibrant commercial, residential and major events precinct.

4.3 Suitability of the Site (S4.15(c))

Having regard to the characteristics of the site and its location in the Sydney Olympic Park precinct, the proposed construction of a lightweight roof structure over Ken Rosewall Arena at the SOP Tennis Centre is considered appropriate in that:

- the site is zoned to accommodate this type of development;
- the proposed use and associated minor building works are consistent with the development controls which apply to the site;
- the scale and nature of the proposed use is compatible with existing and anticipated future development in the locality;
- the size and dimensions of the land are suitable for the scale and nature of the proposed use;
- the site has access to all utility services and no augmentation is required to satisfy the demand generated by the proposed development;
- the proposed use is unlikely to result in any adverse traffic or parking impacts, particularly having regard to the proximity of public parking;
- the proposed development will not result in any unacceptable or material environmental impacts in relation to adjoining and surrounding properties.

The proposed development is not expected to result in any significant adverse environmental impacts and it is therefore considered that the site is suitable to accommodate the proposed development.

4.4 Submissions (S4.15(d))

The development application will be publicly exhibited / notified in accordance with the Department of Planning and Environment's policy and submissions invited from any interested parties.

The content of any submissions will be considered as part of SOPA's assessment of the DA.

4.5 The Public Interest (S4.15(e))

The proposed development:

- is consistent with the objects of the EP&A Act specifically because the proposal represents the economic and orderly development (use) of land;
- is consistent with the relevant provisions of SEPP (State Significant Precincts) 2005 and the Sydney Olympic Park Master Plan 2030;
- increases the usability of an existing (currently underutilised) sporting facility and therefore represents a sustainable planning outcome;

- is located in close proximity to public car parks (P3, P4 and P7) which will ensure that parking demand generated by the proposed use can be accommodated without any adverse impact; and
- will not result in any adverse environmental impact in terms of noise, incompatibility of land use, social or economic impact.

On this basis, the proposed development is considered to be in the wider public interest.

5 Conclusion

The application seeks approval for the construction of a lightweight roof structure over Ken Rosewall Arena at the Sydney Olympic Park Tennis Centre. The proposal also requires the demolition and removal of the existing perimeter roof canopy.

The proposed weatherproofing of KRA will also facilitate its use by other sports, in particular, Netball. To this end, a removable timber floor system will be installed to create a court surface suitable for competition and which will not compromise the integrity of the tennis court below.

The aim of this report has been to:

- describe the proposal;
- demonstrate compliance of the proposed development with relevant statutory considerations; and
- provide an assessment of the likely environmental effects of the proposal.

The proposed development is permissible with consent in the B4 Mixed Use zone and it will not have any adverse environmental impact in terms of noise, overshadowing, reflectivity or visual amenity. Furthermore it is consistent with the relevant statutory controls, the Sydney Olympic Park Master Plan 2030 as well as the relevant SOPA policies and guidelines.

Having regard to the analysis and assessment contained in this report, it is requested that SOPA support the proposed development and a recommendation be made to the Minister's delegate for approval of the development application.

APPENDIX 1

Design Review Panel Minutes

SOPA DRP

**SYDNEY OLYMPIC PARK AUTHORITY
DESIGN REVIEW PANEL – ADVICE SHEET**

| | |
|----------------------------|--|
| Project | Ken Rosewall Arena – Olympic Boulevard, Sydney Olympic Park |
| Presentation / Review Date | 12 February 2019 |
| Panel Present | <div style="display: flex; justify-content: space-between;"> <div> Caroline Pidcock Garry Fielding Linda Gosling Architects </div> <div> Pidcock Architects (Chair) City Plan Services Gosling Bardsley </div> </div> |
| COI Declaration | None |
| Also Present | Sally Hamilton, Alix Carpenter, Dylan Sargent and Tony Houhlias (SOPA) Brett Pettersen (Tennis NSW) Mark Davis (Aecom) Tim Green (DPE) |
| Presenters | John Ferendinos and Peter Nguyen (Cox) |

ADVICE:

The DRP meeting commenced with a walking site visit to Ken Rosewall Arena. The visit included viewing the existing Arena from Olympic Boulevard and also entering the Arena to view the existing conditions and understand how the proposed roof would be installed.

Cox then presented the proposed design for the Arena roof to the DRP.

The Panel made the following comments:

- The roof would be a positive addition to the existing Arena. Specifically it will establish a stronger building presence at the end of Olympic Boulevard.
- Visual impacts on the M4 Motorway of the new roof were considered negligible. The roof's white colour is in keeping with the white roofs across the Olympic Park precinct.
- The design respects the existing geometry of the Arena and would be a discreet addition to the Arena.
- The design provides for a delicate and simplified construction which compliments the existing Arena.
- The new roof will extend the use of the building throughout the year, and represents a sound use of an existing asset.
- The upgrade will improve seating, lighting, fire safety and audience sightlines, with the removal of interior shade canopies.
- This upgrade would also allow for the initially designed mechanical ventilation system to be re-established, improving airflow and therefore having the potential to improve player and spectator comfort with a minimum amount of energy input.
- Consideration should be given to the potential for the proposed central fan to cause nuisance light flickering – however this can be assessed during the DA stage.
- External finishes should be constructed using low maintenance materials and with steel finishes to give a galvanised appearance to compliment the existing structure.
- New residential development is some distance away and is subject to covenants re sporting events (noise, traffic, light spill). Seating capacity will not be increased.

RESOLUTION:

The Panel resolved that the proposed roof was complimentary to the existing structure and subject to the comments above does not require further design review prior to the lodgement of a development application.

Approved:



Caroline Pidcock
Pidcock Architects
Chair