

# REDEVELOPMENT OF CONCORD OVAL LANDSCAPE DESIGN FOR DEVELOPMENT APPLICATION S18-0038 Issue C • 14/05/2019



# **CLOUSTON** associates



Concord Oval looking at Parramatta Road



Client:



Architect:



Prepared by

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Note: this document is preliminary unless validated.

# REDEVELOPMENT OF CONCORD OVAL DEVELOPMENT APPLICATION



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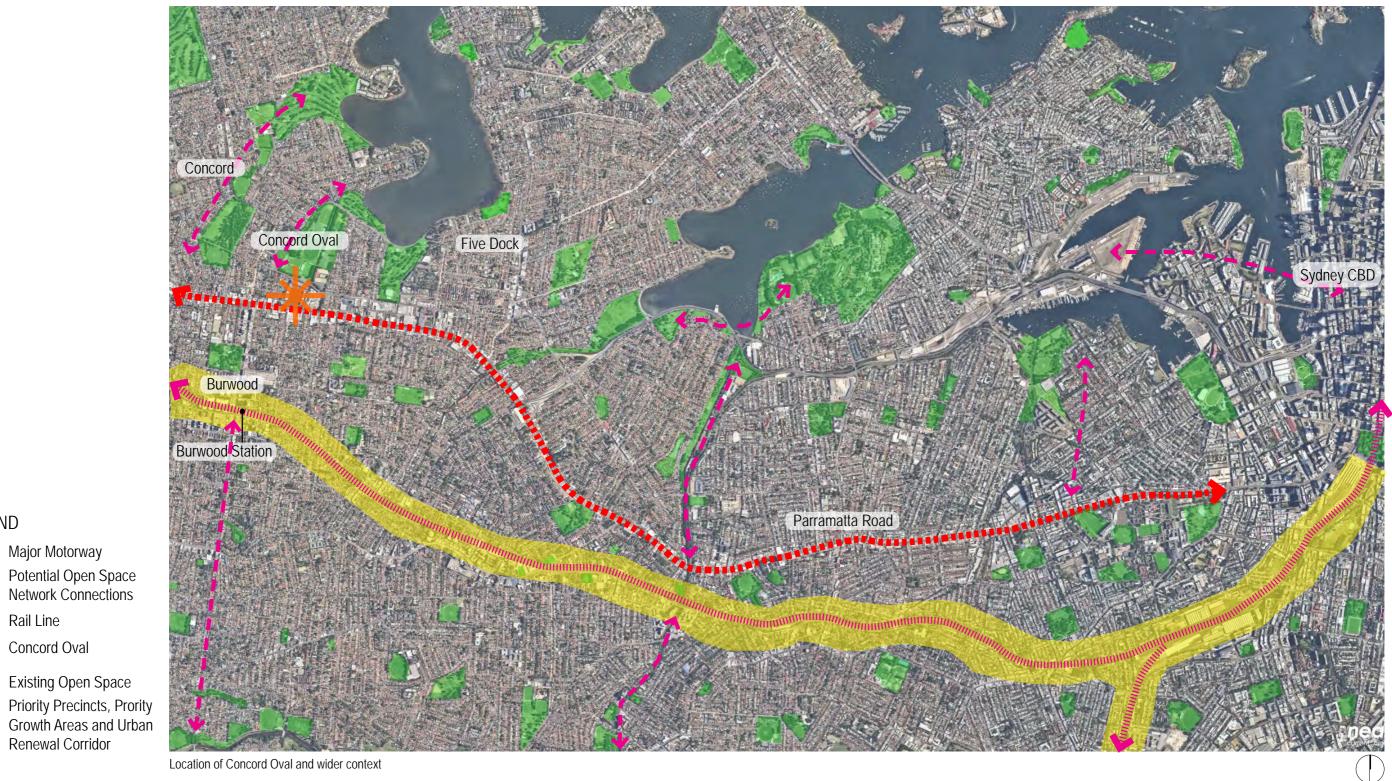
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Existing eastern grandstand at Concord Oval

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# INTRODUCTION AND DESIGN INTENT



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LEGEND

**C** Major Motorway

Rail Line

♦ Potential Open Space

Concord Oval

Network Connections

Existing Open Space

Renewal Corridor

S18-0038 REDEVELOPMENT OF CONCORD OVAL

# INTRODUCTION AND DESIGN INTENT

#### INTRODUCTION

Concord Oval is located at the corner of Parramatta Road and Loftus Street, 11 kms west of Sydney's CBD and about 1 km from Burwood Train Station. Concord Oval has been identified as the hub of the major sport precinct in the City of Canada Bay. Additionally, Landcom, formerly known as UrbanGrowth NSW, released an Implementation Plan for Parramatta Road Corridor Urban Transformation between 2016 and 2023. Two structure plans have been proposed adjoining Concord Oval, named Burwood-Concord and Kings Bay. According to both structure plans, it is anticipated that population will grow significantly within the precincts along Parramatta Road.

Concord Oval was developed in 1985 as a match venue for the 1987 Rugby World Cup. Since then the playing surface has been well utilised by local sporting clubs. However, the associated spectator facilities are under-utilised and are now somewhat redundant given other venues in Sydney. Clubs currently utilising the playing fields and associated fields are West Tigers Rugby League Club and West Harbour Ruby Club.

This report has been commissioned by the City of Canada Bay for the preparation of concept design and the construction documentation for the redevelopment Concord Oval, to include:

- A new building and grandstands for West Tigers and West Harbour •
- A recreational centre with courts and gymnasium
- Approximate 300 car park spaces (including 100 overflow car park spaces)
- Multi-use open lawn for recreation/ event markets/ overflow parking
- Two sided grass mound/ seating terraces
- Shelter, picnic and BBQ

This report which supports the Development Application illustrates the design concept for the Oval.

#### **DESIGN INTENT - LOFTUS STREET**

The proposed building addresses Loftus Street. An entry plaza is located on the corner of Gipps and Loftus Street. Protection of the heritage fig trees is important factor in the design of the entry plaza. The plaza will serve as a central plaza to the sports and recreation ground while also acting as the primary pedestrian entry to concord Oval. This entry point links the other sports grounds in the precinct through the existing pedestrian bridge over Gipps Street.

A smaller upper plaza, accessed via Gipps Street and the entry plaza will allow spectators to oversee the field due to its elevated position. Universal access will be provided to connect entry and upper plaza. The upper plaza is a generous size providing an opportunity for outdoor cafe seating with northern sun. An informal play space is located near the cafe in the lower entry plaza.

The vehicle access for carpark will be off Gipps Street to minimise potential traffic impacts on Loftus Street and the pedestrian entry plaza space.

The Southern pedestrian entry links to the Parramatta Road entry via a path network. Universal access will be provided to connect onto the main promenade. Lawn space is proposed in the southern entry to provide opportunities for passive activities. Key design objectives include:

- Retain heritage listed fig trees on Loftus Street
- Provide clear sense of arrival to sports precinct
- Clear identifiable plaza entries
- Universal access connections to the grandstands promenade
- Raised viewing section with urban stair amphitheatre
- Corner garden views of Parramatta road accessible via ramps and stairs
- Linking Parramatta road and Plaza entry points.

### **DESIGN INTENT - EASTERN BOUNDARY**

The existing trees along the canal will remain. This semi tree covered and grassed

area on the far side of the oval will be used as a multi-purpose space with a natural divide separating the space and sports field while allowing for seating. This multi-use turfed space can be used as a recreational space for markets, sporting warm-ups, events and an overflow car park for approximately 100 cars.

#### Key Principles include:

- Paved, grassed and shaded areas
- Outdoor furniture such as shelter and picnic setting
- Outdoor exercise equipment
- Natural strip along the existing canal to reinforce existing environment
- Raised pyramid hill with concrete seating wall to divide spaces and allow crowd seating for both directions
- Swale/ stormwater treatment before rainwater run off leaves site
- Multi-use area for markets, sporting warmups, events and an overflow car park

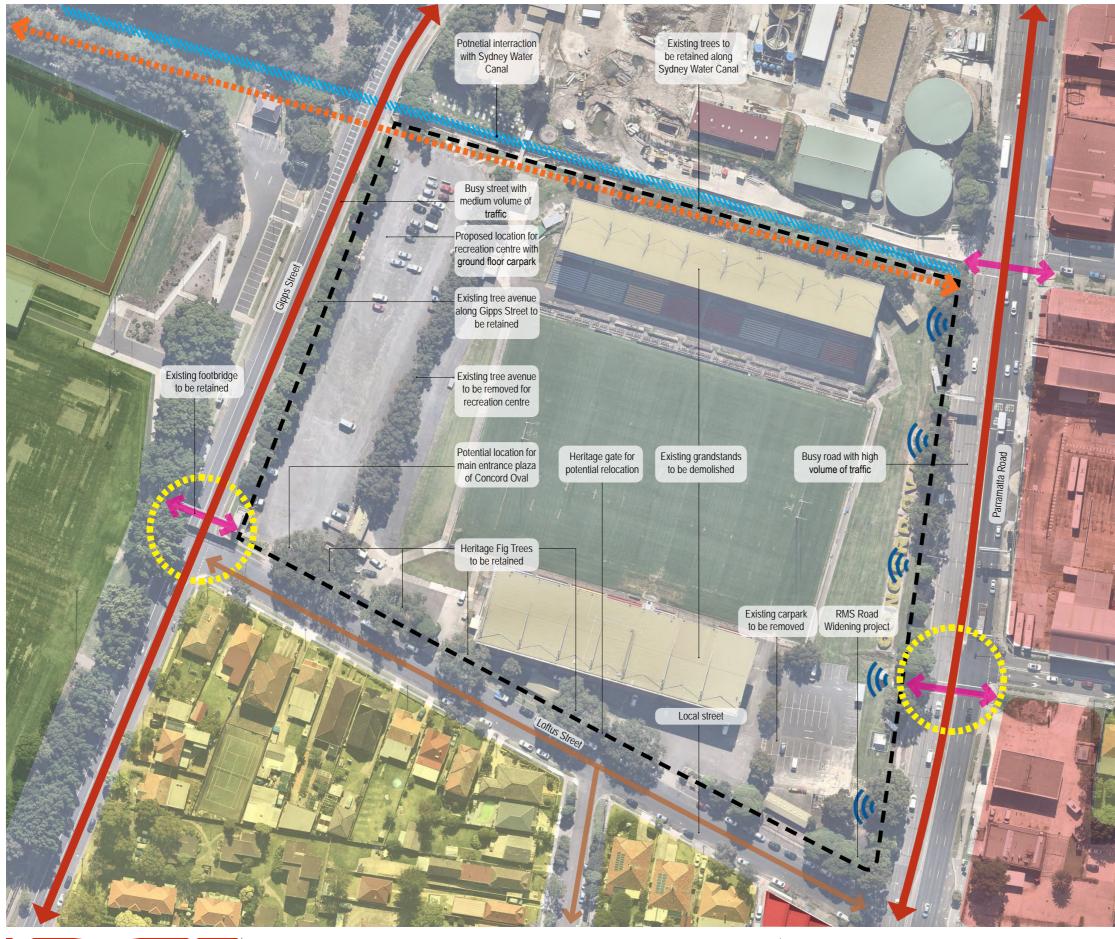


Concord Oval local context

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REDEVELOPMENT OF CONCORD OVAL

SITE ANALYSIS

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# LEGEND

Sydney Water Canal

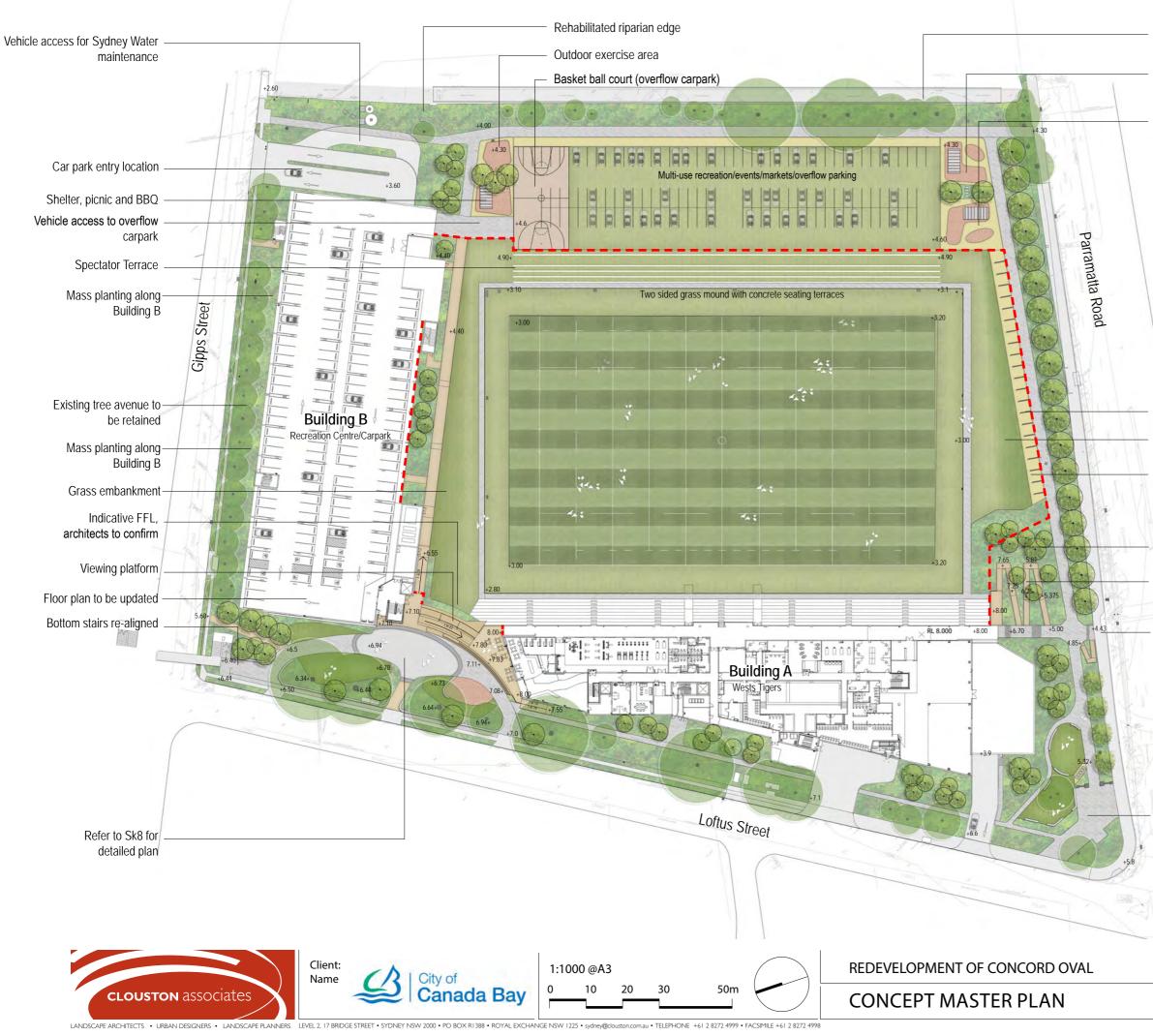
 $\varTheta$ 

 $\Phi$ 

 $\leftrightarrow$ 

- Primary Road / Street
- Potential Pedestrian / Cycle Path
- Local Street
- Noise
  - Existing Active Open Space Commercial
  - Residential
  - Major Road Junction
  - Site Boundary

S18-0038 Sk 4

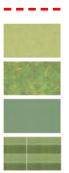


#### Sydney Water Canal

Shelter, passive open space

Shelter/ BBQ, passive open space

# LEGEND



Match day fence/gate

Turf open space

Mass planting

Rain gardens/ Bioretention

Sports pitch

retained



Proposed tree

Existing tree to be

Gate/ fence for match day control

Grass embankment

Pavement/ Deco granite under gates/ fence

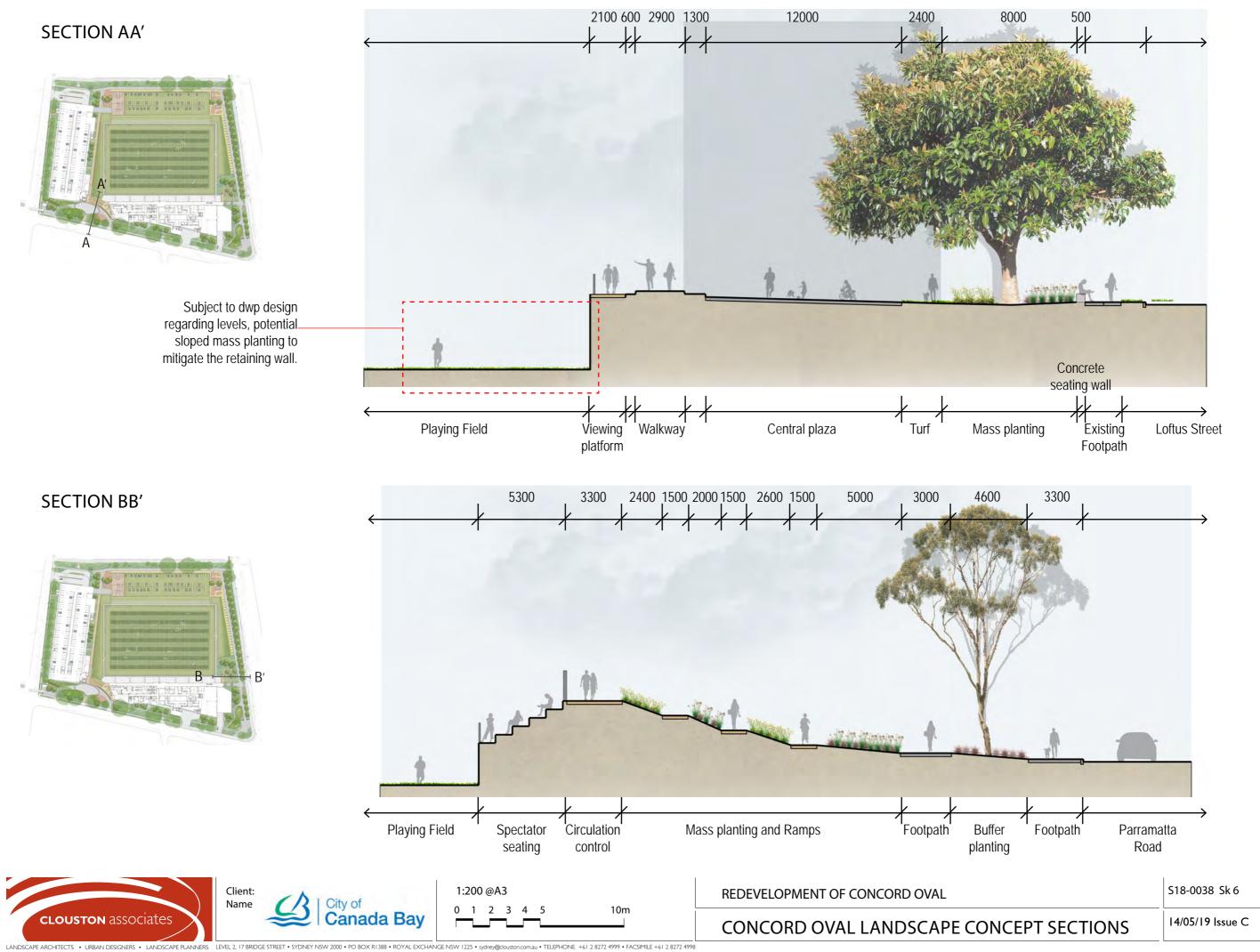
#### Sloped mass planting

1 in 16 universal access ramp

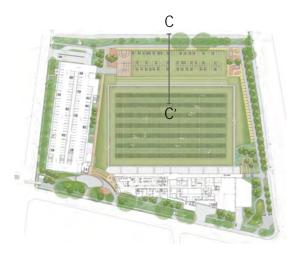
Parramatta road entry

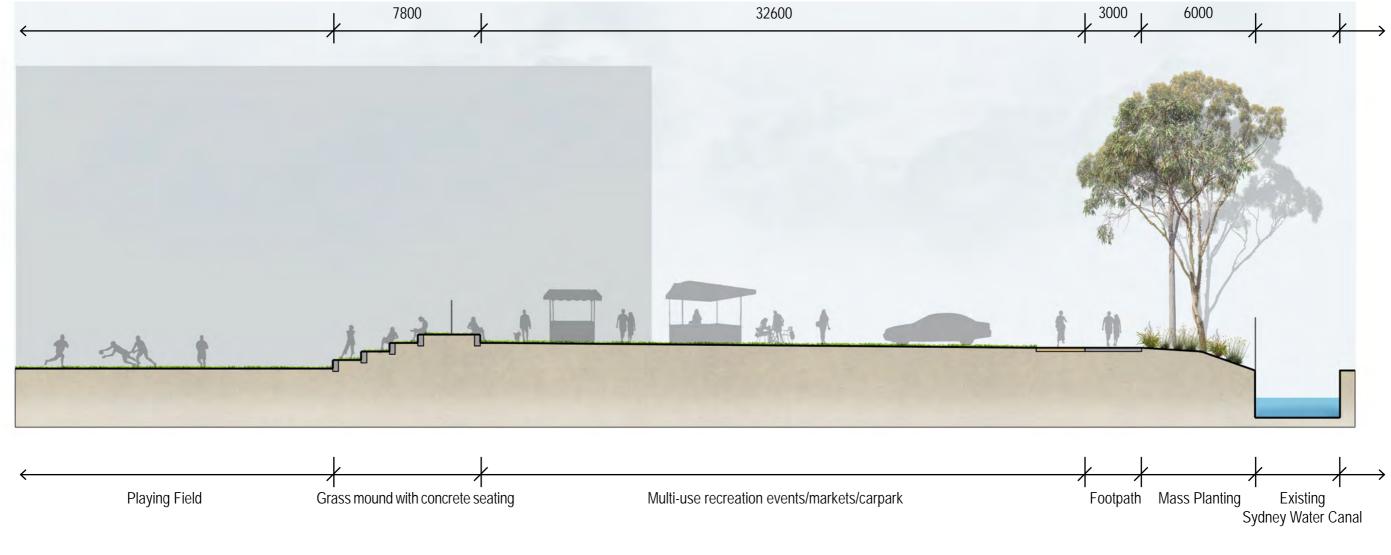
Refer to Sk9 for detailed plan

S18-0038 Sk 5



# SECTION CC'







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Concord Oval plays a significant role not only in the City of Canada Bay but also in the wider inner west context, it has also been identified as the major sport precinct in the City of Canada Bay. In addition, the Implementation Plan for Parramatta Road Corridor Urban Transformation (2016) suggests a significant population growth along Parramatta Road, particularly adjoining Concord Oval. Therefore, the character of Concord Oval should be considered to accommodate the future developments.

### The follow characters have been identified:

- Key part of wider precincts in City of Canada Bay
- Sport focus
- Publicly accessible and community focus
- Linkage between foreshore and Burwood District Centre
- Linked to its creek.



Docklands City Park Fitness Facility



The Ponds Sports Field





The Ponds Seating Wall



Turruwul Outdoor Fitness



Redfern Oval Grandstand

# SPORTS AND ACTIVE



Redfern Park Water Play



Informal Children's play

REDEVELOPMENT OF CONCORD OVAL **CONCORD OVAL - CHARACTER IMAGES** 

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Canada Bay

City of



Docklands City Park Playground & Lighting Design



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The Ponds Footpath



Docklands City Park Seating & Lighting Design



Linked to the creek





North Sydney Oval Outdoor Cinema Example



Overflow Carpark Example







Redfern Park Gate Example





Kirribilli Pop-up Markets

### REDEVELOPMENT OF CONCORD OVAL

**CONCORD OVAL - CHARACTER IMAGES** 

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### Blacktown Sportsground Boardwalk

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Materials, furniture and surface finishes are integral to the character and aesthetics of the design and in providing functional and multi-use spaces. The selection of materials and surface finishes should be considered in a comprehensive manner to ensure a common language of elements is maintained across the public realm.

The selection and use of materials and surface finishes should follow the principles as set out below:

- Ensure a simple, consistent range of materials which are robust, high quality and durable.
- Offer a variety of experience and highlight feature areas through using high quality materials in selected areas .
- Surface finishes palette consistent with the character of adjacent landscape



Existing asphalt carpark



New pedestrian path near Cintra Hockey Field



Concrete kerb and gutter



Feature paving pattern



Plaza paving palette



Herringbone paving pattern



Stretcher bond paving pattern





Paving - exposed agg. Concrete



Broom brush concrete footpath





REDEVELOPMENT OF CONCORD OVAL

**INDICATIVE MATERIALS** 

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Bicycle racks



Refuse and recycling bins



Feature bollard



Seating



Bench seating



Bench seating







Opportunity for artwork in play



Bollards



REDEVELOPMENT OF CONCORD OVAL

INDICATIVE FURNITURE AND POTENTIAL ARTWORKS

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Artwork on pavement

S18-0038 Sk 13

# **Feature Trees**



Fraxinus raywoodii Claret Ash



Araucaria heterophylla Norfolk Island Pine



Magnolia grandiflora 'Little Gem' Little Gem' Southern Magnolia



### Native Trees



Tristaniopsis laurina Water Gum



Corymbia maculata Spotted Gum



Eucalyptus moluccana Grey Box

# Screen Planting



Bambusa textilis 'Gracilis' Slender Weaver's Bamboo

Client:

Name

### **Ornamental Shrubs**



Dodonea viscosa Hopbush



Bursaria spiniosa Australian Blackthorn

## **Ornamental Groundcovers/Grasses**



Cerastium tomentosum Snow in Summer



Pennisetum alopecuroides 'Pennstripe' Pennstripe



Rhaphiolepsis indica 'Cosmic Pink' Indian Hawthorn



Westringia 'Wyn Gem' Westringia Wynyabbie Gem



Lomandra longifolia 'Nyalla'

Lomandra Nyalla

Dietes grandiflora Dietes Wild iris

Carex appressa

Tall Sedge



Dichondra repens Kidney Weed



Lomandra longifolia 'Tanika' Lomandra Tanika



### REDEVELOPMENT OF CONCORD OVAL

### **INDICATIVE PLANT PALETTE**

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Canada Bay

City of

Dianella tasmanica 'Blaze' Dianella Blaze



Liriope muscari 'Dwarf' . Liriope Dwarf



# Raingarden and creek planting





Ficinia nodosa Knobby Club Rush





Juncus usitatus Common Rush





Rhaphiolepsis indica 'Snow White Snow White

Rhodanthe anthemoides Paper Daisy

S18-0038 Sk 14

### **TYPICAL PLANT SCHEDULE - REDEVELOPMENT OF CONCORD OVAL**

Fra ray Fraxinus raywoodi Claret Ash 12m 11   Mag gra 'Litt' Magnolia grandiflora 'Little Gem' Little Gem' Southern Magnolia 8m 1   NATIVE TREES Ittle Gem' Southern Magnolia 8m 1   Euc mol Eucalyptus maluccana Grey Box 25m    Final Tristaniopsis laurina Water Gum 8m    ORNAMENTAL SHRUB PLANTING Bur spi Bursaria spinosa Australian Blackthorn 10m 15   Dod vis Dadonee viscosa Hopbush 4m 15   Esc 'PP' Escallonia 'Pink Pixie' Pink Pixie 12m 15   Mel thy Melaleuca thymifolia Thyme Honey-myrtle 1m 15   Kes Wyn Gem' Westringia 'Wynyabbie Gem' 0.4m 15   SCREEN PLANTING (BETWEEN FIELD AND RECREATION CENTRE) Bam tex 'Grac' Bambusa textilis 'Gracilis' Slender Weaver's Bamboo 6-8m   Car app Carex appressa Tall Sedge 0.8m 1   Car app Carea spressa Tall Sedge 0.8m 1   Die tas Dianella tasmanic 'Blaze''	CODE	BOTANICAL NAME	COMMON NAME	Mature Height (m)	Pot Sizes	Indicative densities (p/m <sup>2</sup> )
Fra ray Fraxinus raywoodii Claret Ash 12m 1   Mag gra 'Litt' Magnolia grandiflora 'Little Gem' Little Gem' Southern Magnolia 8m 1   NATIVE TREES Cor ma Corymbia maculata Spotted Gum 20m -   Euc mol Eucalyptus moluccana Grey Box 25m - -   Euc mol Eucalyptus moluccana Grey Box 25m - -   ORNAMENTAL SHRUB PLANTING 8m -	FEATURE TREES		•			
Mag gra 'Litt' Magnolia grandiflora 'Little Gem' Little Gem' Southern Magnolia 8m 1   MATIVE TREES Spotted Gum 20m 4   Cor mac Carymbia maculata Spotted Gum 20m 4   Euc mol Eucalyptus moluccana Grey Box 25m 4   Tri lau Tristaniopsis laurina Water Gum 8m 4   ORNAMENTAL SHRUB PLANTING 8m 4 4 15   Dod vis Dodonea viscosa Hopbush 4m 15   Esc 'PP' Escallonia 'Pink Pixie' Pink Pixie 1.2m 15   Mel thy Melaleuca thymifolfa Thyme Honey-myrtle 1m 15   Rha ind 'Cosm' Rhaphiolepis indica 'Cosmic Pink' Indian Hawthorn 0.5-0.6m 15   Wes 'Wyn Gem' Westringia 'Wynyabbie Gem 0.4m 15 15   Car app Carex appressa Tall Sedge 0.8m 1   ORNAMENTAL GRASSES & GROUNDCOVERS PLANTING Care appressa Tall Sedge 0.8m 1   Car app Carex appressa Tall Sedge 0.8m 1   D	Aru het	Araucaria heterophylla	Norfolk Island Pine	25m	100L	As Shown
NATIVE TREES Native Trees Native Trees   Cor mac Corymbia maculata Spotted Gum 20m 20m   Euc mol Eucalyptus moluccana Grey Box 25m 7   Tirl lau Tristaniopsis laurina Water Gum 8m 7   ORNAMENTAL SHRUB PLANTING 0 10m 15   Dod vis Dodone viscosa Hopbush 4m 15   Esc 'PP' Escallonia 'Pink Pise' Pink Pisie 1.2m 15   Mel thy Melaleuca thymifolia Thyme Honey-myrtle 1m 15   Rha ind 'Cosm' Rhaphiolepis indica 'Cosmic 'Pink' Indian Hawthorn 0.5-0.6m 15   Wes Wry Gem' Westringia Wynyabbie Gem' Westringia Wynyabbie Gem 0.4m 15   SCREEN PLANTING (BETWEEN FIELD AND RECREATION CENTRE) 0 0 0 0   Bam tex 'Grac' Bambusa textilis 'Gracilis' Slender Weaver's Bamboo 6-8m 15   Cer tom Cerastium tomentosum Snow in Summer 0.15m 15   Die tes Dianella Blaze 0.4m 15   Die tes Dianella tosmanica 'Blaze''<	Fra ray	Fraxinus raywoodii	Claret Ash	12m	100L	As Shown
Cor macCorymbia maculataSpotted Gum20mEuc molEucalyptus moluccanaGrey Box25mTri lauTristaniopsis laurinaWater Gum8mORNAMENTAL SHRUB PLANTINGMatter Gum8mBur spiBursaria spinosaAustralian Blackthorn10mDod visDadonea viscosaHopbush4mEsc 'Pp'Escallonia 'Pink Pixie'Pink Pixie1.2mMel thyMelaleuca thymifoliaThyme Honey-myrtle1mRha ind 'Cosm'Rhaphiolepis indica 'Cosmic Pink'Indian Hawthorn0.5-0.6mSCREEN PLANTING (BETWEEN FIELD AND RECREATION CENTRE)SSBam tex 'Grac'Bambusa textilis 'Gracilis'Slender Weaver's Bamboo6-8mCar appCarex appressaTall Sedge0.4m15ORNAMENTAL GRASSES & GROUNDCOVERS PLANTINGDianella Blaze0.4m15Die tasDianella tasmanica ''Blaze"Dianella Blaze0.4m15Die graDietes grandifloraDietes Wild Iris0.5-1m15Die graDietes grandifloraDietes Wild Iris0.5-1m15Die tasDianella tasmanica ''Blaze''Pink Pixie0.4m15Lom Ion 'Yaa'Lomandra longifolia 'Yayla'Lomandra longifolia 'Yayla'Mandra longifolia 'Nayla'15Lom Ion 'Yaa'Lomandra longifolia 'Yayla'Lomandra longifolia 'Yayla'Common Rush15Lom Ion 'Yaa'Dianella Blaze0.4m1515Lom Ion 'Yaa'Lomandra longifolia 'Yayla'<	Mag gra 'Litt'	Magnolia grandiflora 'Little Gem'	Little Gem' Southern Magnolia	8m	100L	As Shown
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ORNAMENTAL SHRUB PLANTING Image: Shark and the shark a	Euc mol	Eucalyptus moluccana	Grey Box	25m	45L	As Shown
Bur spi Bursaria spinosa Australian Blackthorn 10m 15   Dod vis Dodonea viscosa Hopbush 4m 15   Esc 'PP' Escallonia 'Pink Pixie' Pink Pixie 1.2m 15   Mel thy Melaleuca thymifolia Thyme Honey-myrtle 1m 15   Met thy Melaleuca thymifolia Thyme Honey-myrtle 1m 15   Westringia 'Wyngabbie Gem' Westringia Wynyabbie Gem 0.5-0.6m 15   Wes 'Wyn Gem' Westringia 'Wynyabbie Gem' Westringia Wynyabbie Gem 0.4m 15   SCREEN PLANTING (BETWEEN FIELD AND RECREATION CENTRE) Bam tex 'Grac' Bambusa textilis 'Gracilis' Slender Weaver's Bamboo 6-8m 1   ORNAMENTAL GRASSES & GROUNDCOVERS PLANTING Car app Carex appressa Tall Sedge 0.8m H   Cer tom Cerastium tomentosum Snow in Summer 0.15m 15   Die tas Dianella tasmanica ''Blaze'' Dianella Blaze 0.4m 15   Die tas Dianella tasmanica ''Blaze'' Pink Pixie' 0.4m 15   Die tas Dianella tasmanica ''Blaze'' Dianella Blaze 0.4	Tri lau	Tristaniopsis laurina	Water Gum	8m	45L	As Shown
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TUDE	TUDE					
TURF   Cyn dac   Cynodon dactylon X Cynadon transvaalensis   Santa Ana Couch   ROL					ROLL	





REDEVELOPMENT OF CONCORD OVAL

INDICATIVE PLANT SCHEDULE

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