



CLOUSTON associates



REDEVELOPMENT OF CONCORD OVAL LANDSCAPE DESIGN FOR DEVELOPMENT APPLICATION

S18-0038

Issue F • 13/12/2019



Concord Oval looking at Parramatta Road



CLOUSTON associates

REDEVELOPMENT OF CONCORD OVAL
DEVELOPMENT APPLICATION

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S18-0038	F	13/12/2019	FOR REVIEW	CC	JH	-

Note: this document is preliminary unless validated.

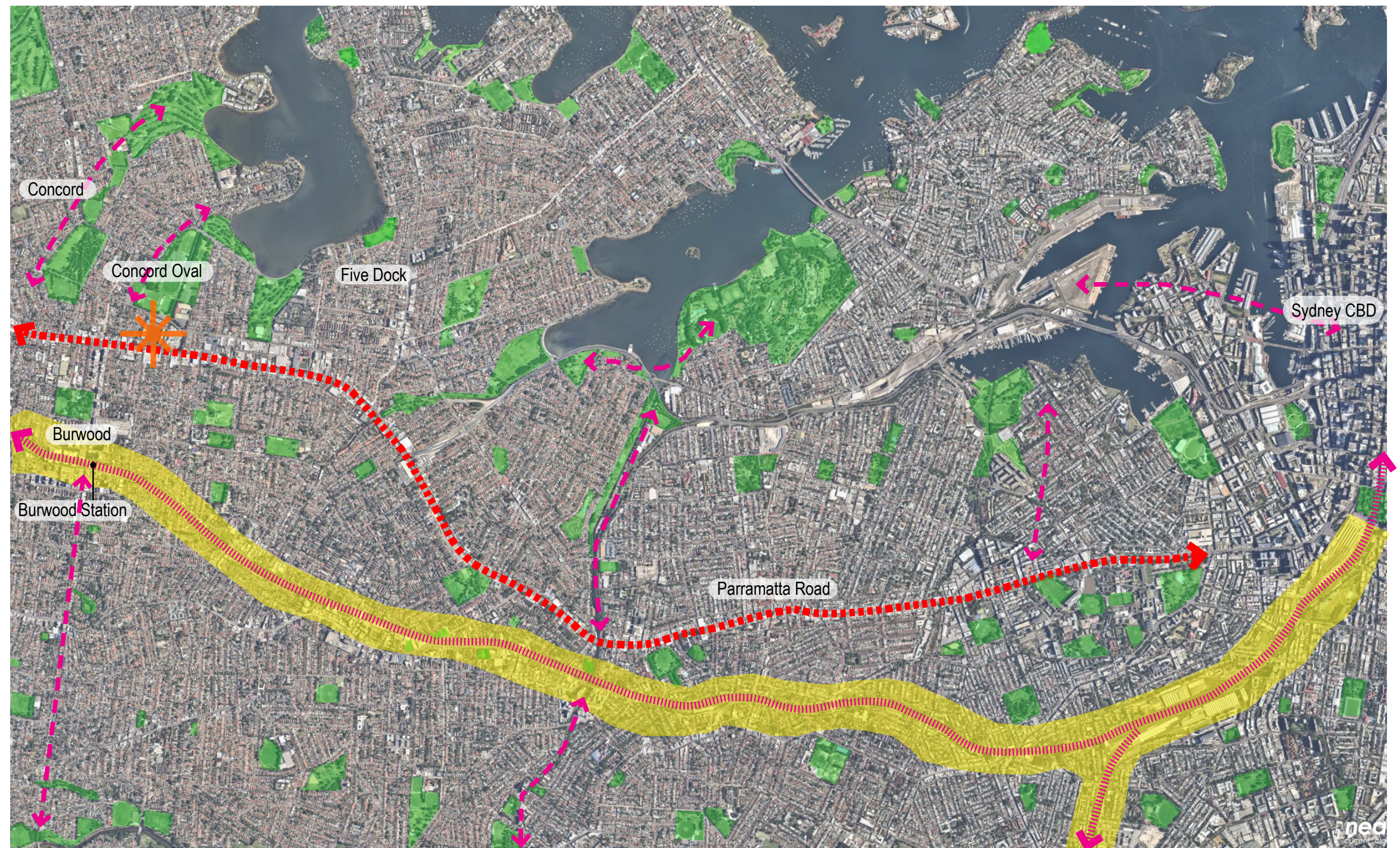
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Existing eastern grandstand at Concord Oval

INTRODUCTION AND DESIGN INTENT



Location of Concord Oval and wider context

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 of 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 turf space can be used as a recreational space for markets, sporting warm-ups, events and an overflow car park for approximately 100 cars.

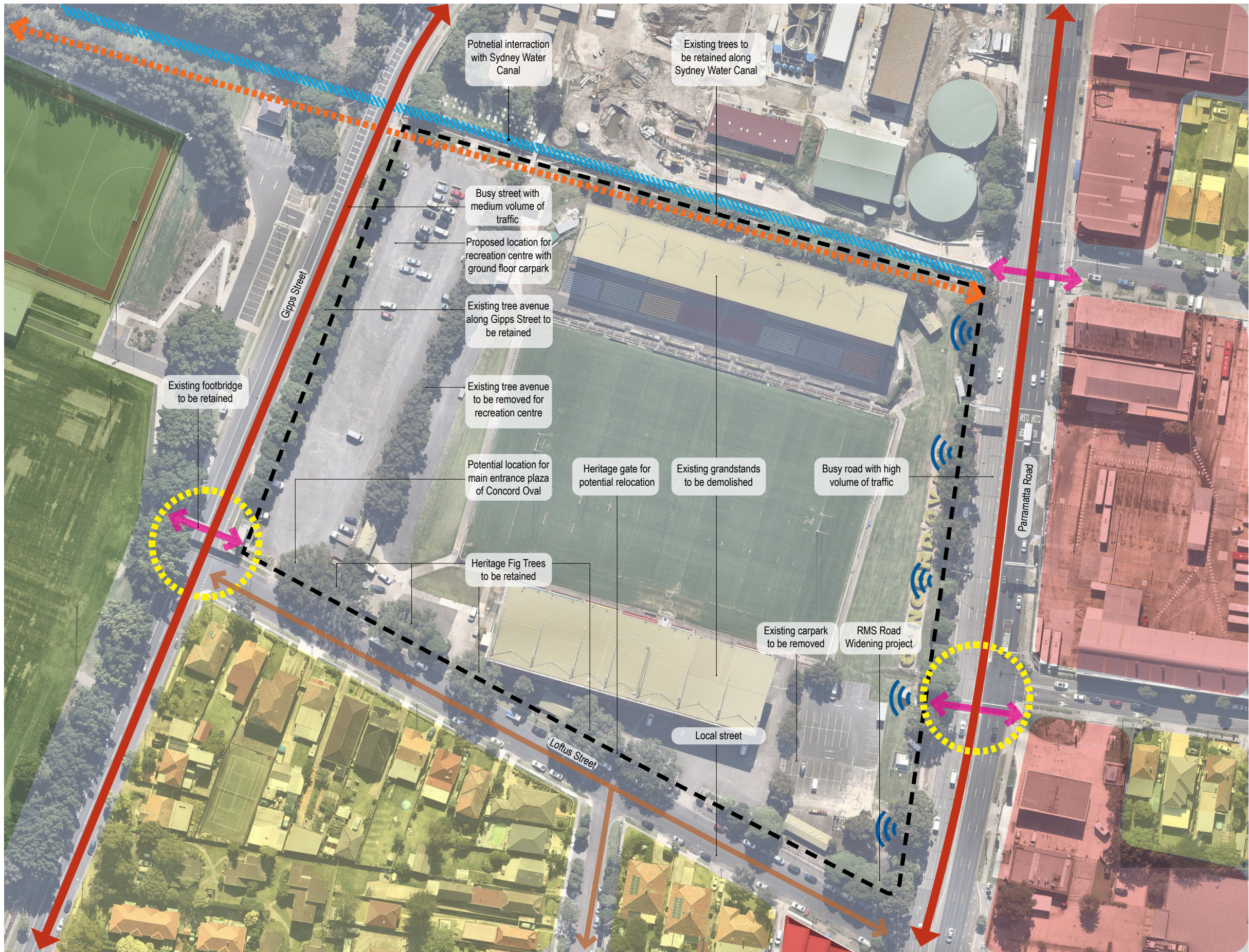
Key Principles include:

- 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



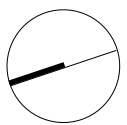


- LEGEND**
- Sydney Water Canal
 - Primary Road / Street
 - Potential Pedestrian / Cycle Path
 - Local Street
 - Noise
 - Existing Active Open Space
 - Commercial
 - Residential
 - Major Road Junction
 - Site Boundary



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City of Canada Bay

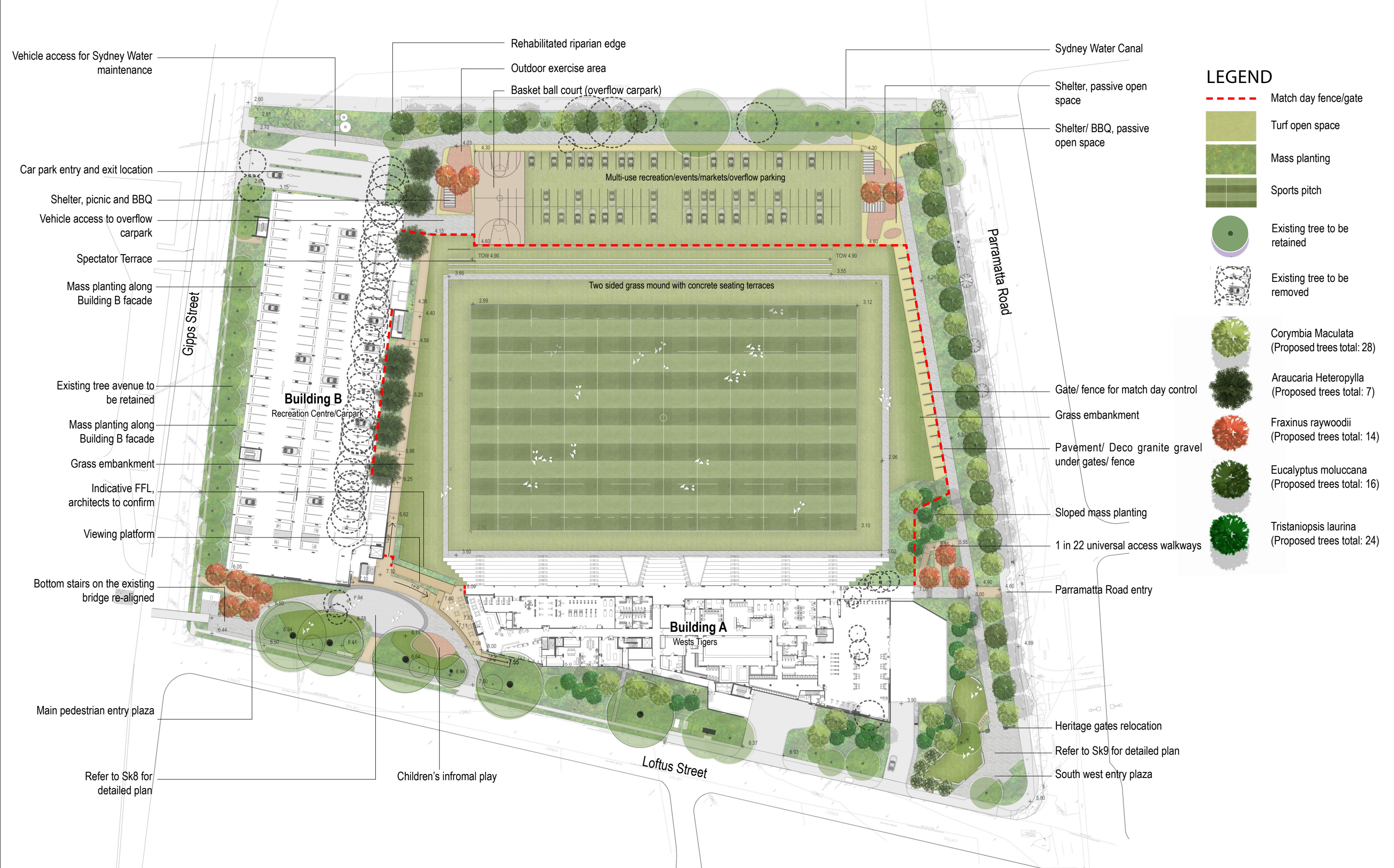


REDEVELOPMENT OF CONCORD OVAL

SITE ANALYSIS

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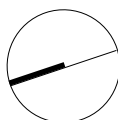
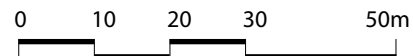
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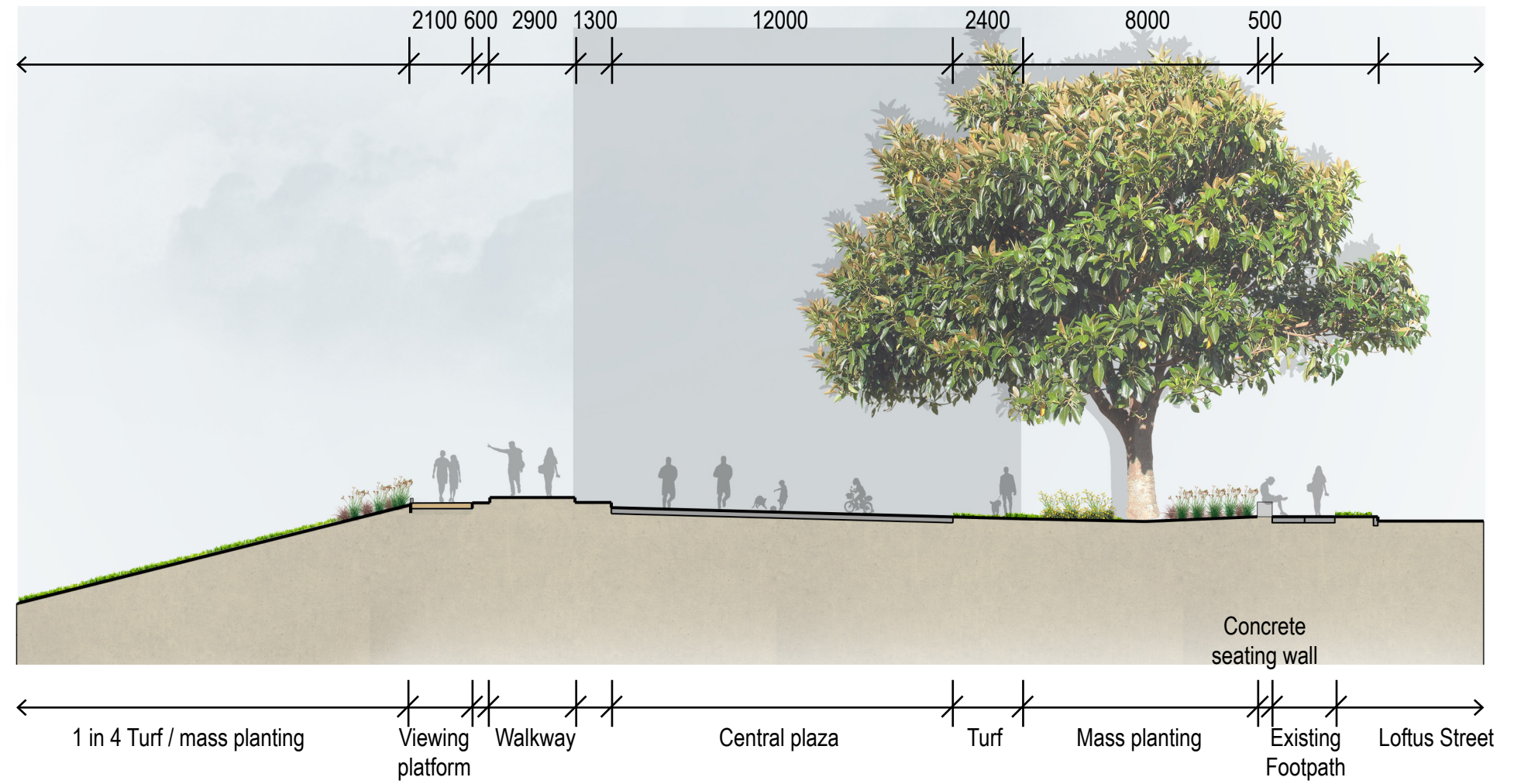
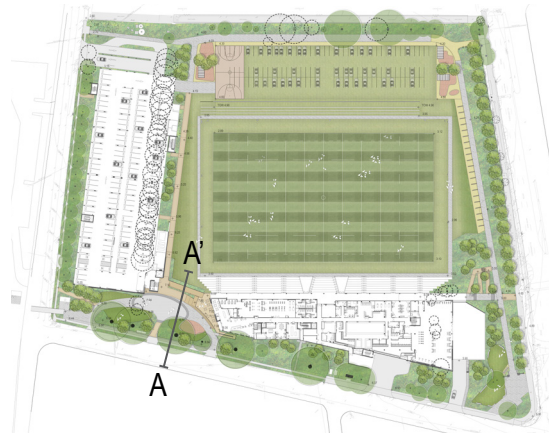
REDEVELOPMENT OF CONCORD OVAL

CONCEPT MASTER PLAN

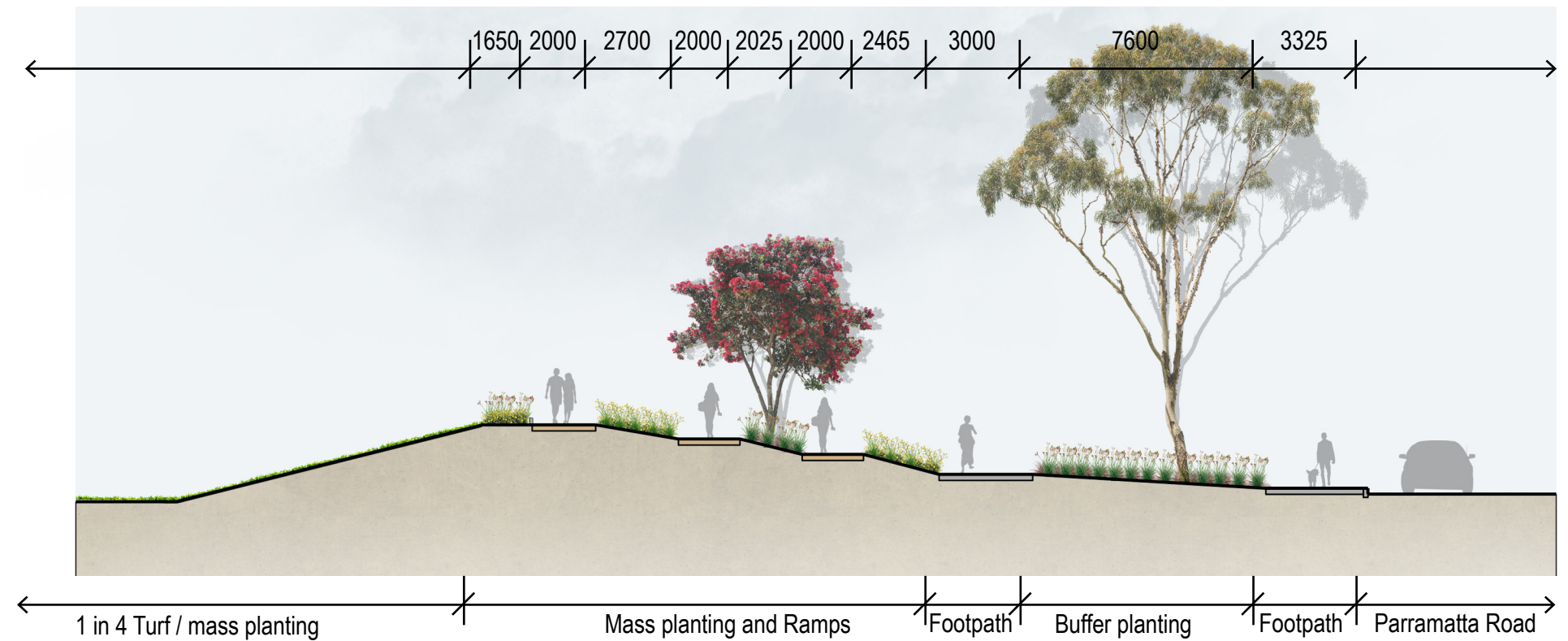
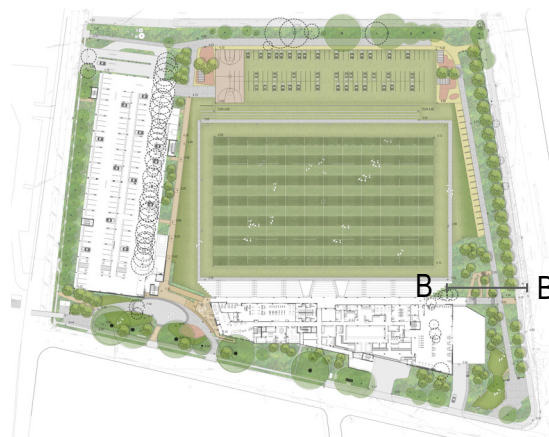
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SECTION AA'



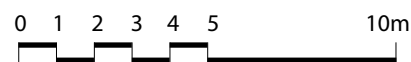
SECTION BB'



Client:
Name



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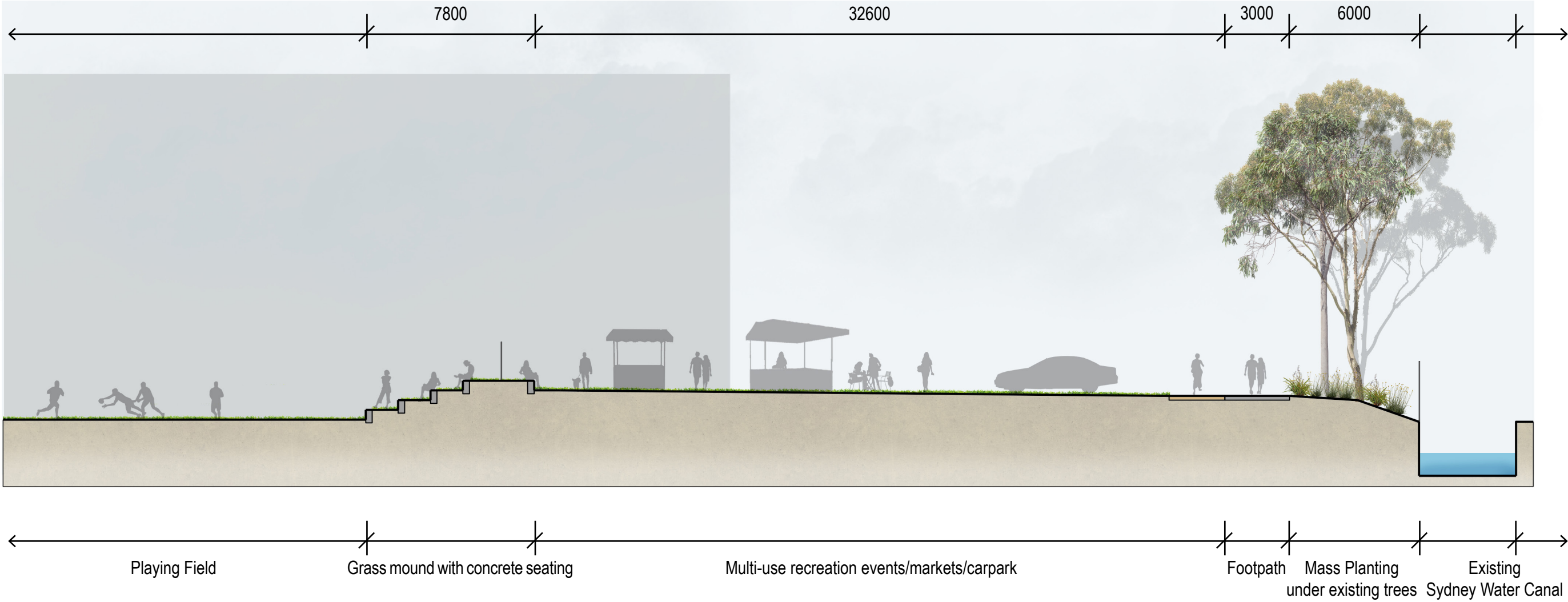
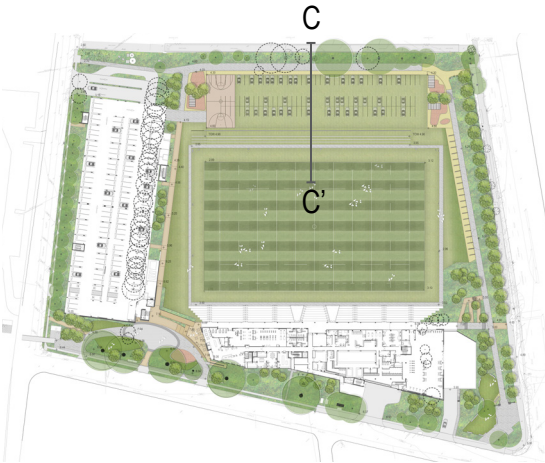
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CONCORD OVAL LANDSCAPE CONCEPT SECTIONS

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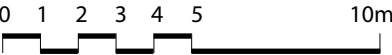
SECTION CC'



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Name



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CONCORD OVAL LANDSCAPE CONCEPT SECTIONS

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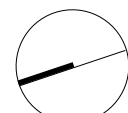


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0 2 4 6 8 10m



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SOUTH WEST ENTRANCE DETAILED PLAN

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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.



The Ponds Seating Wall



Docklands City Park Playground & Lighting Design



Docklands City Park Fitness Facility



Turruwul Outdoor Fitness



Redfern Park Water Play



The Ponds Sports Field



Redfern Oval Grandstand



Informal Children's play



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SPORTS AND ACTIVE

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CONCORD OVAL - CHARACTER IMAGES

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The Ponds Footpath



North Sydney Oval Outdoor Cinema Example



Redfern Park Gate Example



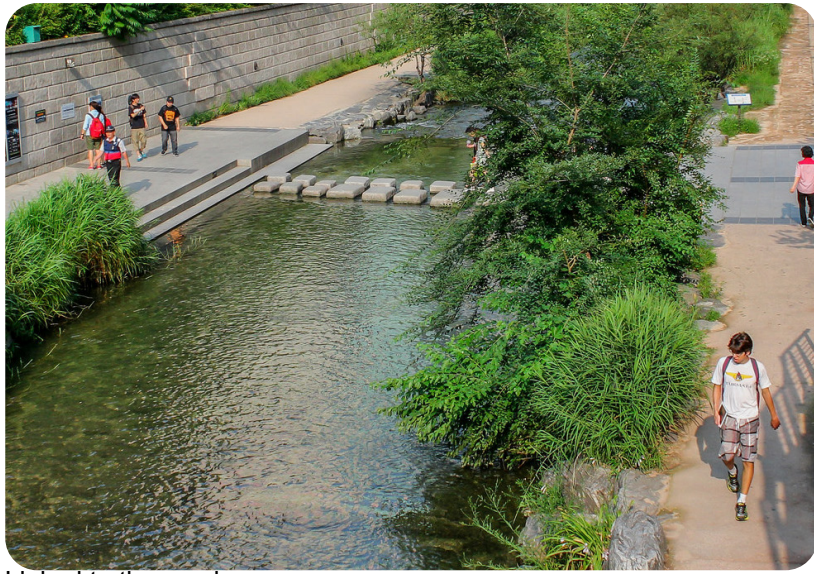
Docklands City Park Seating & Lighting Design



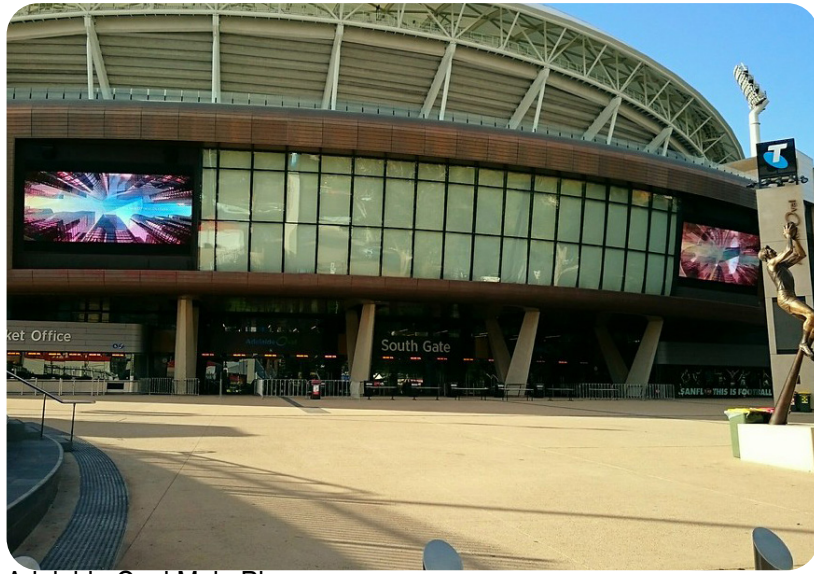
Overflow Carpark Example



Blacktown Sportsground Boardwalk



Linked to the creek



Adelaide Oval Main Plaza



Kirribilli Pop-up Markets



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EVENTS AND PASSIVE

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CONCORD OVAL - CHARACTER IMAGES

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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



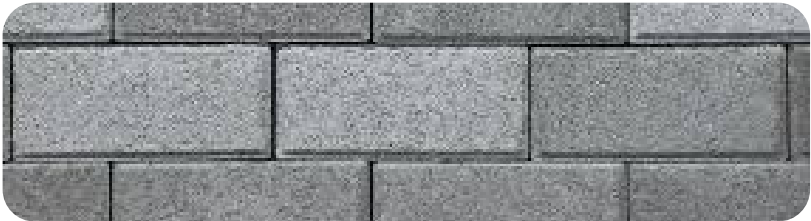
Feature paving pattern



Plaza paving palette



Herringbone paving pattern



Stretcher bond paving pattern



Feature inlaid paving



Paving - exposed agg. Concrete



Broom brush concrete footpath



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INDICATIVE MATERIALS

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Bicycle racks



Seating



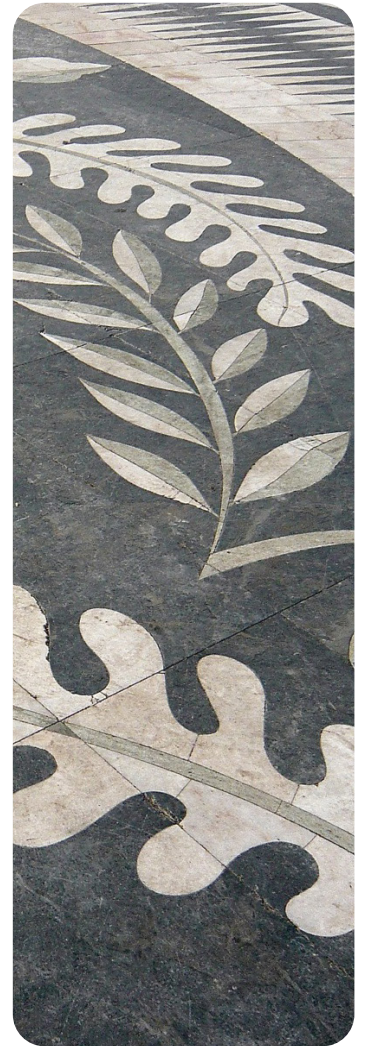
Refuse and recycling bins



Bench seating



Opportunity for artwork on building



Artwork on pavement



Feature bollard



Bollards



Bench seating



Opportunity for artwork in play



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INDICATIVE FURNITURE AND POTENTIAL ARTWORKS

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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

Ornamental Shrubs



Dodonea viscosa
Hopbush



Bursaria spiniosa
Australian Blackthorn



Raphiolepis indica 'Cosmic Pink'
Indian Hawthorn



Westringia 'Wyn Gem'
Westringia Wynyabbie Gem

Raingarden and creek planting



Carex appressa
Tall Sedge



Ficinia nodosa
Knobby Club Rush



Lomandra longifolia 'Nyalla'
Lomandra Nyalla



Juncus usitatus
Common Rush

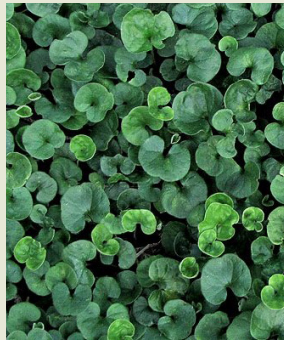
Ornamental Groundcovers/Grasses



Cerastium tomentosum
Snow in Summer



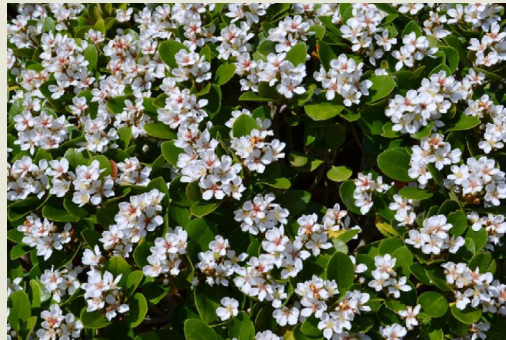
Dianella tasmanica 'Blaze'
Dianella Blaze



Dichondra repens
Kidney Weed



Diets grandiflora
Dietes Wild iris



Raphiolepis indica 'Snow White'
Snow White



Pennisetum alopecuroides 'Pennstripe'
Pennstripe



Liriope muscari 'Dwarf'
Liriope Dwarf



Lomandra longifolia 'Tanika'
Lomandra Tanika



Themeda australi
Kangaroo Grass



Rhodanthe anthemoides
Paper Daisy



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REDEVELOPMENT OF CONCORD OVAL

INDICATIVE PLANT PALETTE

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TYPICAL PLANT SCHEDULE - REDEVELOPMENT OF CONCORD OVAL

CODE	BOTANICAL NAME	COMMON NAME	Mature Height (m)	Pot Sizes	Indicative densities (p/m ²)
FEATURE TREES					
Aru het	<i>Araucaria heterophylla</i>	Norfolk Island Pine	25m	100L	As Shown
Fra ray	<i>Fraxinus raywoodii</i>	Claret Ash	12m	100L	As Shown
Mag gra 'Litt'	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem' Southern Magnolia	8m	100L	As Shown
NATIVE TREES					
Cor mac	<i>Corymbia maculata</i>	Spotted Gum	20m	45L	As Shown
Euc mol	<i>Eucalyptus moluccana</i>	Grey Box	25m	45L	As Shown
Tri lau	<i>Tristaniopsis laurina</i>	Water Gum	8m	45L	As Shown
ORNAMENTAL SHRUB PLANTING					
Bur spi	<i>Bursaria spinosa</i>	Australian Blackthorn	10m	150mm	6
Dod vis	<i>Dodonea viscosa</i>	Hopbush	4m	150mm	6
Esc 'PP'	<i>Escallonia</i> 'Pink Pixie'	Pink Pixie	1.2m	150mm	6
Mel thy	<i>Melaleuca thymifolia</i>	Thyme Honey-myrtle	1m	150mm	6
Rha ind 'Cosm'	<i>Rhaphiolepis indica</i> 'Cosmic Pink'	Indian Hawthorn	0.5-0.6m	150mm	6
Wes 'Wyn Gem'	<i>Westringia</i> 'Wynyabbie Gem'	Westringia Wynyabbie Gem	0.4m	150mm	4
SCREEN PLANTING (BETWEEN FIELD AND RECREATION CENTRE)					
Bam tex 'Grac'	<i>Bambusa textilis</i> 'Gracilis'	Slender Weaver's Bamboo	6-8m	10L	As Shown
ORNAMENTAL GRASSES & GROUNDCOVERS PLANTING					
Car app	<i>Carex appressa</i>	Tall Sedge	0.8m	HIKO	6
Cer tom	<i>Cerastium tomentosum</i>	Snow in Summer	0.15m	150mm	6
Die tas	<i>Dianella tasmanica</i> "Blaze"	Dianella Blaze	0.4m	150mm	6
Die gra	<i>Dietes grandiflora</i>	Dietes Wild Iris	0.5-1m	150mm	6
Dic rep	<i>Dichondra repens</i>	Kidney weed	0.3m	150mm	6
Esc Pin	<i>Escallonia</i> 'Pink Pixie'	Pink Pixie	0.4m	150mm	6
Lir mus 'D'	<i>Liriope muscari</i> 'Dwarf'	Liriope Dwarf	0.4m	150mm	6
Lom lon 'Nya'	<i>Lomandra longifolia</i> 'Nyalla'	Lomandra Nyalla	0.7m	HIKO	6
Lom lon 'Tan'	<i>Lomandra longifolia</i> 'Tanika'	Lomandra Tanika	0.5-0.6m	HIKO	6
Pen alo	<i>Pennisetum alopecuroides</i> 'Pennstripe'	Pennstripe	0.45m	HIKO	6
The aus	<i>Themeda australi</i>	Kangaroo Grass	1.5m	HIKO	6
Rho ant	<i>Rhodanthe anthemoides</i>	Paper Daisy	0.45m	150mm	6
RAINGARDEN PLANTING & REHABILITATED RIPARIAN EDGE					
Car app	<i>Carex appressa</i>	Tussock Sedge		HIKO	6
Fic nod	<i>Ficinia nodosa</i>	Knobby Club Rush		HIKO	6
Jun usi	<i>Juncus usitatus</i>	Common Rush		HIKO	6
Lom lon 'Hys'	<i>Lomandra longifolia</i> 'Hystrix'	Lomandra Hystrix		HIKO	3
Lom lon 'Kat'	<i>Lomandra longifolia</i> 'Katrinus'	Lomandra Katrinus		HIKO	6
TURF					
Cyn dac	<i>Cynodon dactylon</i> X <i>Cynadon transvaalensis</i>	Santa Ana Couch		ROLL	



Client:
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REDEVELOPMENT OF CONCORD OVAL

INDICATIVE PLANT SCHEDULE

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PROJECT CREDITS

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CITY OF CANADA BAY

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