

# KEVIN BETTS STADIUM UPGRADE

Ralph Pl, Mt Druitt Town Centre Reserve  
Blacktown, Sydney

Presentation for Planning Panel  
March 2th, 2023

Panel reference: PPSSCC-412  
DA Reference: SPP-22-00010

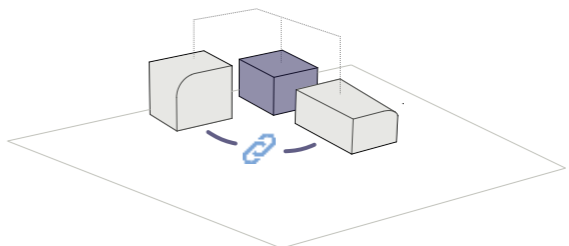
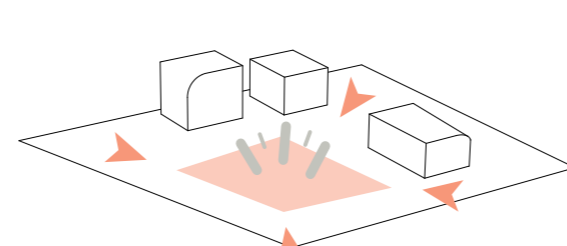
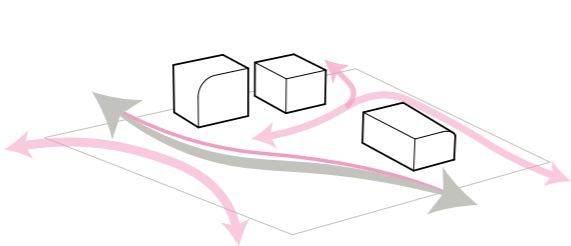
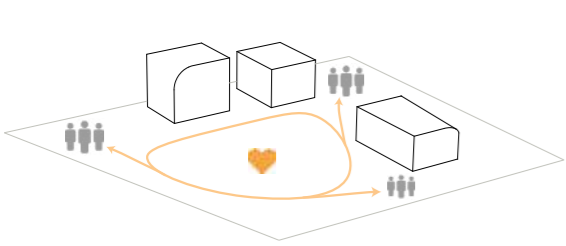
## Contact

Warren and Mahoney Architects Ltd  
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Australia  
+61 2 8021 9809

CURRENT STATUS



# DEVELOPMENT GUIDING PRINCIPLES



## Community Safety

Creating a central community destination that encourages safe and inclusive engagement to all users and passers by. Wide pedestrian routes with generous lighting and open sightlines through the reserve create a safer environment for the surroundings of Kevin Betts Stadium.

## Public Access

A publicly accessible central hub which connects main shopping centres, transport stations and key community facilities. The design considers accessible, pedestrian, cyclist, bus and private vehicle access and is a key link for Mount Druitt Town Centre.

## Quality Public Open Space

Putting community at the centre of the design, a quality public open space will create effortless connection to the site's surroundings using passive surveillance and daylighting, ultimately driving usability and a positive community environment.

## Functionality








A cohesive sporting facility across all buildings is lead by seamless management and operations. An extension of Kevin Betts Stadium offers a state of the art sporting facility with ample modern amenity & resource to serve the Blacktown LGA and surrounding communities and sports teams for generations to come.

## Site Biodiversity






Design is guided with great consideration for the adjacent Cumberland Plain Woodlands, one of New South Wales' six main indigenous woodlands. Supporting flora and fauna species within the woodland by creating an undisrupted built environment for natural species to grow and prosper nearby.

# SITE ANALYSIS & OBJECTIVES

Key Issues for the Masterplan to Address

-  SUBJECT SITE
-  IDENTIFY FUTURE PEDESTRIAN ACCESS POINTS
-  IMPROVE FOOTPATH
-  CONNECTING ROADS
-  CONNECT RALPH PLACE TO THE HOSPITAL ROAD
-  PROPOSED STAGE 1 FOOTPRINT
-  PROPOSED STAGE 2 FOOTPRINT

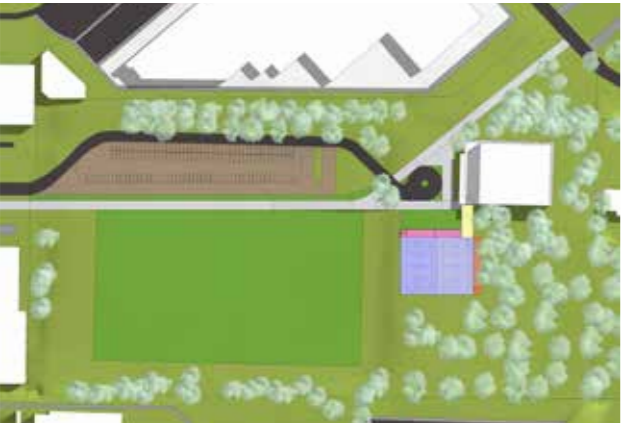
## KEY OBJECTIVES

-  IMPROVE CONNECTIVITY & PEDESTRIAN ACCESS
-  ENHANCE CUMBERLAND PLAIN WOODLAND
-  DETERMINE LONG TERM FOOTPRINT OF KBS
-  CREATE CBD PUBLIC PARK
-  IMPROVE SAFETY



# Options Summary

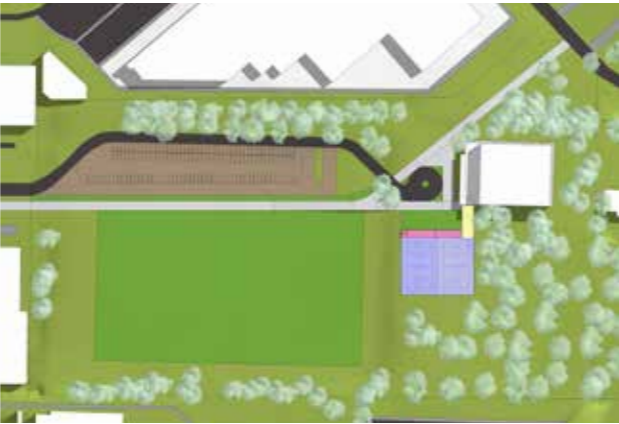
## OPTION 1 PREFERRED



### GUIDING PRINCIPLE ASSESSMENT

Principle	Grade/5
Community Safety	5
Public Access	5
Quality Public Open Space	5
Functionality	5
Impact upon existing trees	3
Total	23/25

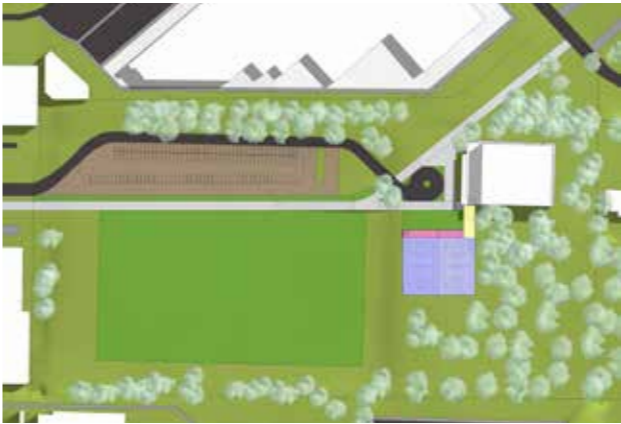
## OPTION 2



### GUIDING PRINCIPLE ASSESSMENT

Principle	Grade/5
Community Safety	5
Public Access	5
Quality Public Open Space	5
Functionality	5
Impact upon existing trees	3
Total	23/25

## OPTION 3



### GUIDING PRINCIPLE ASSESSMENT

Principle	Grade/5
Community Safety	5
Public Access	5
Quality Public Open Space	5
Functionality	5
Impact upon existing trees	3
Total	23/25

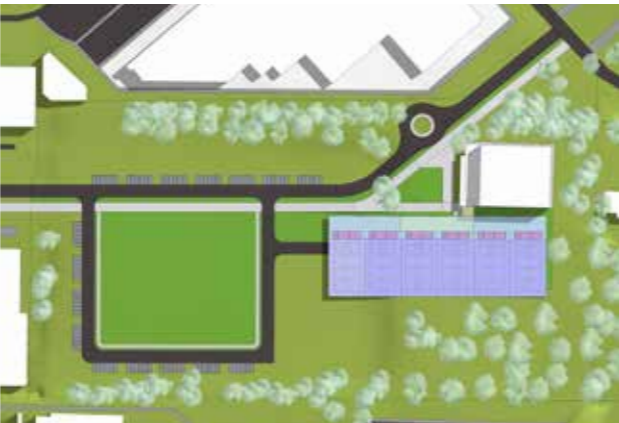
## Stage 1 - Kevin Betts Stadium Upgrade

Stage 1 of the process seeks to identify the ideal location for 2 indoor courts whilst allowing expansion of a future 4 additional courts. As part of this process we seek to identify key pedestrian routes through the Reserve to improve pedestrian access and safety in the short term, whilst attempting to limit the impact on the Cumberland Plain woodland



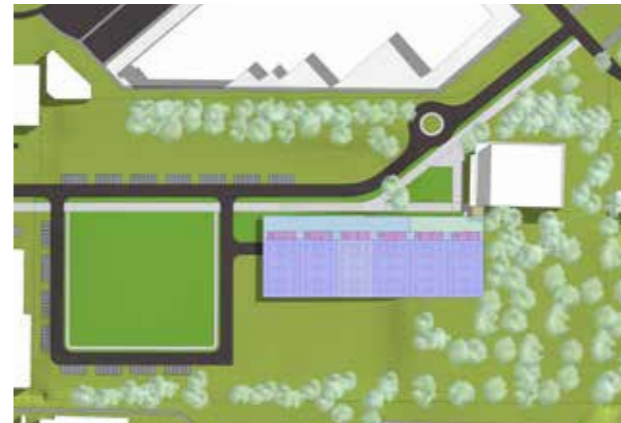
### GUIDING PRINCIPLE ASSESSMENT

Principle	Grade/5
Community Safety	5
Public Access	5
Quality Public Open Space	5
Functionality	5
Impact upon existing trees	3
Total	23/25



### GUIDING PRINCIPLE ASSESSMENT

Principle	Grade/5
Community Safety	5
Public Access	5
Quality Public Open Space	3
Functionality	5
Impact upon existing trees	2
Total	20/25



### GUIDING PRINCIPLE ASSESSMENT

Principle	Grade/5
Community Safety	5
Public Access	5
Quality Public Open Space	3
Functionality	5
Impact upon existing trees	3
Total	21/25

## Stage 2 - Mt Druitt Reserve Masterplan

The Masterplan Stage seeks to locate the 4 additional courts whilst enhancing the safety and access principles established in Stage 1. Ideally the Masterplan does not further impact the CPW and creates quality open public space for recreational uses in the future.

**Iract**

- 
- The aerial site plan illustrates a proposed sports and recreation facility. The existing facility is highlighted in yellow, showing two basketball courts. The proposed Stage 1 extension (light blue) adds two more courts. The proposed Stage 2 extension (dark blue) adds four courts and 100 parking spaces underneath. The site is bordered by New Street to the north and Old Street to the west. A large green field and a paved area with trees are also shown. Numbered callouts (1-25) indicate specific features and elevations. The plan also shows surrounding streets (New Street, Old Street, and a road to the town centre) and a nearby pond.

Revisions

B 07.07.2022 For Coordination  
C 26.07.2022 DA Application Draft  
D 29.07.2022 For Landscape Coordination  
E 03.08.2022 DA Application Draft  
F 12.08.2022 DA Application Draft  
G 24.08.2022 DA Application Draft  
H 06.10.2022 DA (For Costing)  
J 25.10.2022 For DA

Notes

--- 2m CONSTRUCTION ZONE BOUNDARY OFFSET  
--- PRELIMINARY VEGETATION MAPPING  
--- REMNANT BOUNDARY SURVEY LINE  
  
EXTERNAL WORKS TO BE READ IN CONJUNCTION WITH LANDSCAPE AND CIVIL DRAWINGS, ARBORIST AND ECOLOGIST REPORTS AND SURVEY



Consultants

Project Manager:  
RPS  
Landscape Architect:  
Tract  
Traffic:  
TTW  
Quantity Surveyor:  
ALTUS  
Town Planner:  
Urbis  
BCA/Access:  
BCA Logic  
Heritage:  
Curio

Client

Blacktown City Council



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Nominated Architect:  
Sven Ollmann ARB NSW 11123  
Registered Architects and Designers  
www.warrenandmahoney.com

Project Title

**KEVIN BETTS STADIUM**  
Ralph Place, Mount Druitt NSW 2770

Drawing Title

**PROPOSED SITE PLAN**

Drawing Status

**DEVELOPMENT APPLICATION**

Drawing Details

Scale As indicated@ A1  
Date 25.10.2022  
Job No 9591  
Drawn Author  
Checked Checker

Drawing No

DA20

Revision

J

EXTENSION DISTANCE TO BOUNDARY

165,680 mm  
LOT 10 DP 775622

RALPH PLACE

RIGHT OF ACCESS AND  
EASEMENT FOR SERVICES,  
VARIABLE WIDTH

317,710 mm  
LOT 10 DP 775622

EASEMENT TO DRAIN  
SEWAGE 1 & 3 WIDE

EASEMENT FOR PRIVATE  
FIRE HYDRANT SERVICE  
LINE 1 & 3 WIDE

EASEMENT TO DRAIN  
SEWAGE 1 WIDE

EASEMENT FOR PRIVATE  
FIRE HYDRANT SERVICE  
LINE 2 WIDE

BIN ROOM WALLS. 1.8m BRICK  
WALLS TO THREE SIDES AND  
GATED STEEL FENCE TO  
FRONT

EXISTING PERGOLA TO BE DEMOLISHED SHOWN DASHED

NEW INTERIM ACCESS DRIVEWAY

EXISTING DRIVEWAY

TEMPORARY PARKING ZONE. x38 NEW SPACES

EXISTING GRAVEL  
CARPARK RETAINED  
(42 SPACES APPROX)

LOT 10  
DP 775622

REFER TO ARBORIST REPORT  
FOR TREES TO BE REMOVED

REGRADE EXISTING  
EMBANKMENT 1:6

PROPOSED ONE STOREY  
BASKETBALL COURTS (x2)  
BUILDING EXTENSION

EXISTING FENCE TO BE  
REMOVED SHOWN DASHED

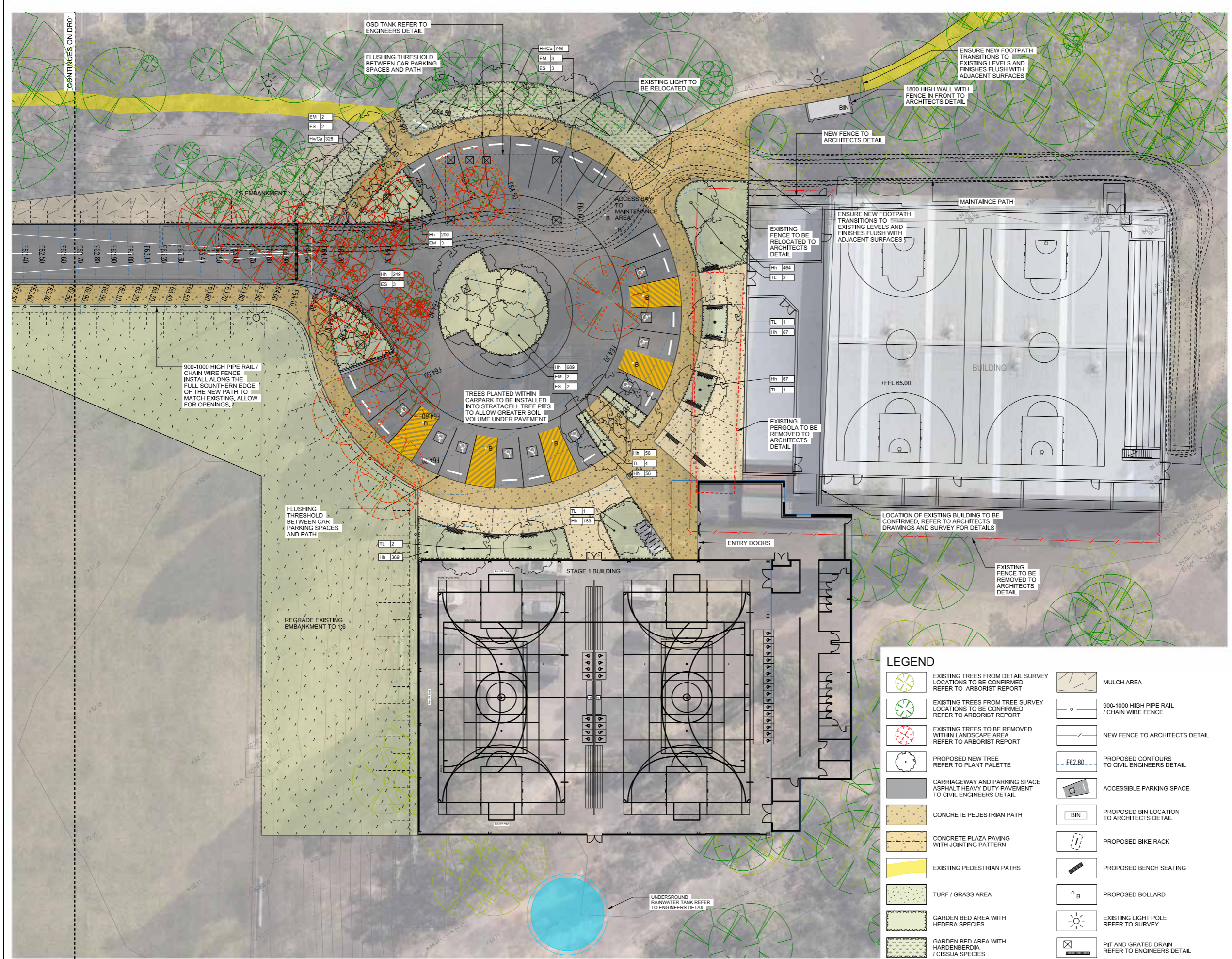
120,000 LITRE UNDERGROUND  
RAINWATER TANK

164,460 mm  
LOT 10 DP 775622

206,780 mm  
EXTENSION DISTANCE TO BOUNDARY

318,240 mm  
LOT 10 DP 775622

60,740 mm  
EXTENSION DISTANCE TO BOUNDARY



- GENERAL NOTES
1. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS HAVE PREFERENCE OVER SCALED DIMENSIONS.
  2. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT.
  3. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE DETAILS, SPECIFICATIONS AND ENGINEERING DOCUMENTS.
  4. LOCATE AND PROTECT ALL UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION. MAKE GOOD ALL DAMAGE TO EXISTING WORKS CAUSED BY THE ACTIVITY OF THESE WORKS.
  5. THESE DRAWINGS ARE TO BE PRINTED IN COLOUR
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PRELIMINARY  
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE	DRN	CHKD
01	ISSUE FOR REVIEW ONLY	16.09.2022	LL	LH
02	ISSUE FOR FINAL REVIEW	23.09.2022	LL	LH
03	ISSUE FOR DA SUBMISSION	02.11.2022	LL	LH

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Urban Designers  
Town Planners

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Sydney P: 02 9554 3733  
Geelong P: 03 5221 0105  
Adelaide P: 08 8223 1324

[www.tract.com.au](http://www.tract.com.au)

PROJECT  
KEVIN BETTS STADIUM  
STAGE 1

CLIENT

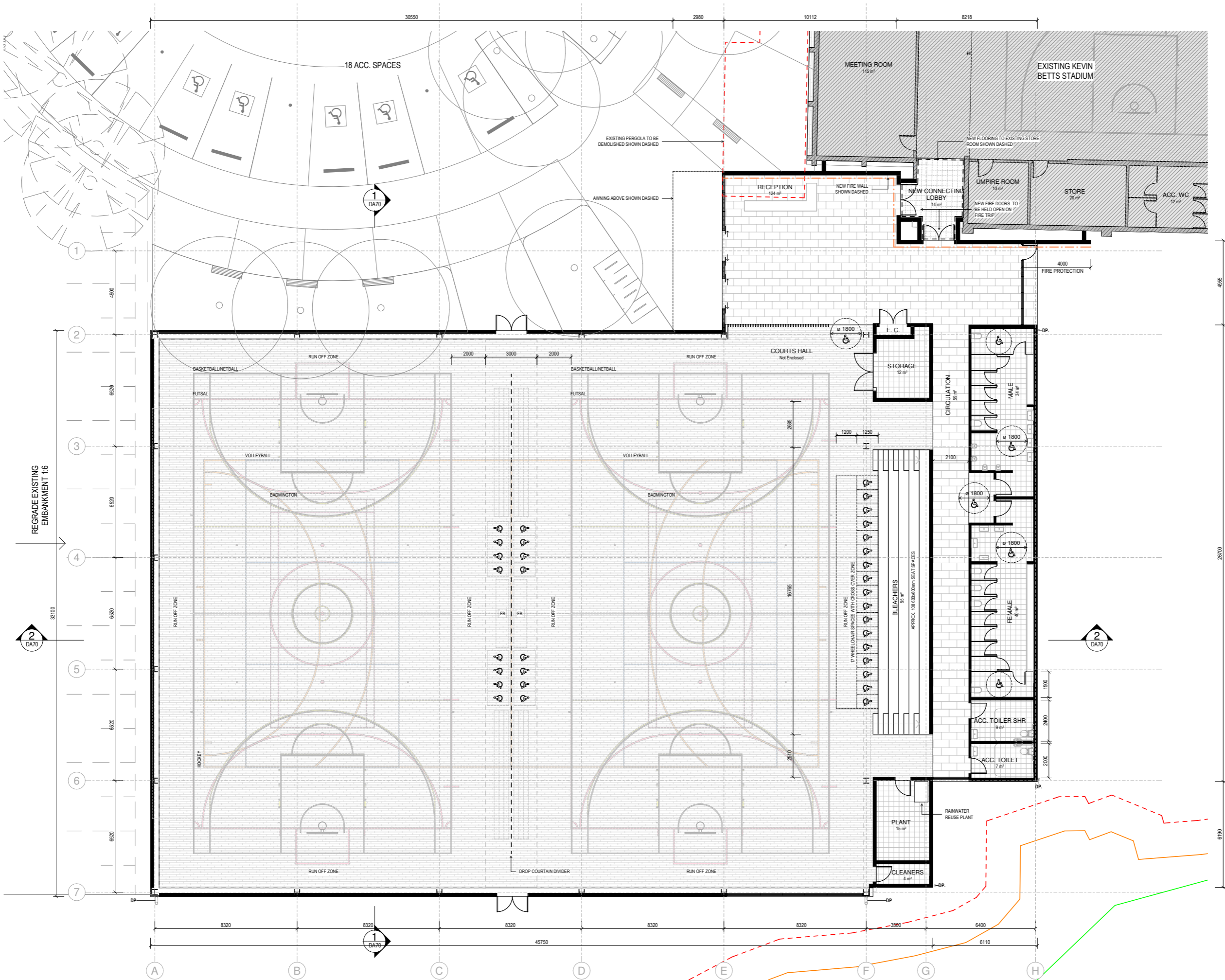
DRAWING TITLE  
GENERAL ARRANGEMENT PLAN

DRAWING NUMBER	REVISION
221-0049-00-DR02	03

DRAWN	CHECKED	APPROVED	DATE
LL	LH	LH	15.09.2022

SCALE  
1:200

A1



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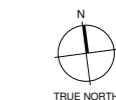
#### Revisions

A 01.07.2022 For costing  
B 07.07.2022 For Coordination  
C 26.07.2022 DA Application Draft  
D 03.08.2022 DA Application Draft  
E 06.10.2022 DA (For Costing)  
F 25.10.2022 For DA

#### Notes

- 2m CONSTRUCTION ZONE BOUNDARY OFFSET
- PRELIMINARY VEGETATION MAPPING
- REMANANT BOUNDARY SURVEY LINE

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www.warrenandmahoney.com

#### Project Title

### KEVIN BETTS STADIUM

Ralph Place, Mount Druitt NSW 2770

#### Drawing Title

### GROUND FLOOR PLAN

#### Drawing Status

### DEVELOPMENT APPLICATION

#### Drawing Details

Scale As indicated@ A1  
Date 25.10.2022  
Job No 9591  
Drawn Author  
Checked Checker

#### Drawing No

DA40

#### Revision

F

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A 07.07.2022 For Coordination  
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#### Notes



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#### Project Title

### KEVIN BETTS STADIUM

Ralph Place, Mount Druitt NSW 2770

#### Drawing Title

## SECTIONS

#### Drawing Status

### DEVELOPMENT APPLICATION

#### Drawing Details

Scale	1 : 100@ A1
Date	25.10.2022
Job No	9591
Drawn	Author
Checked	Checker

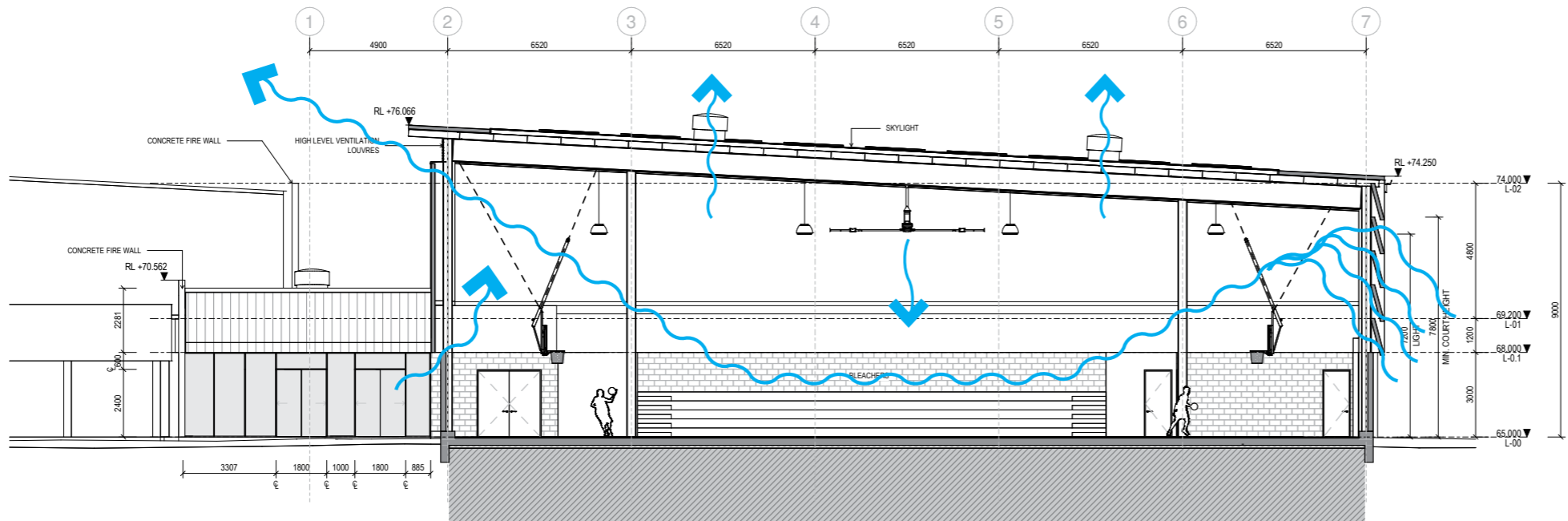
#### Drawing No

DA70

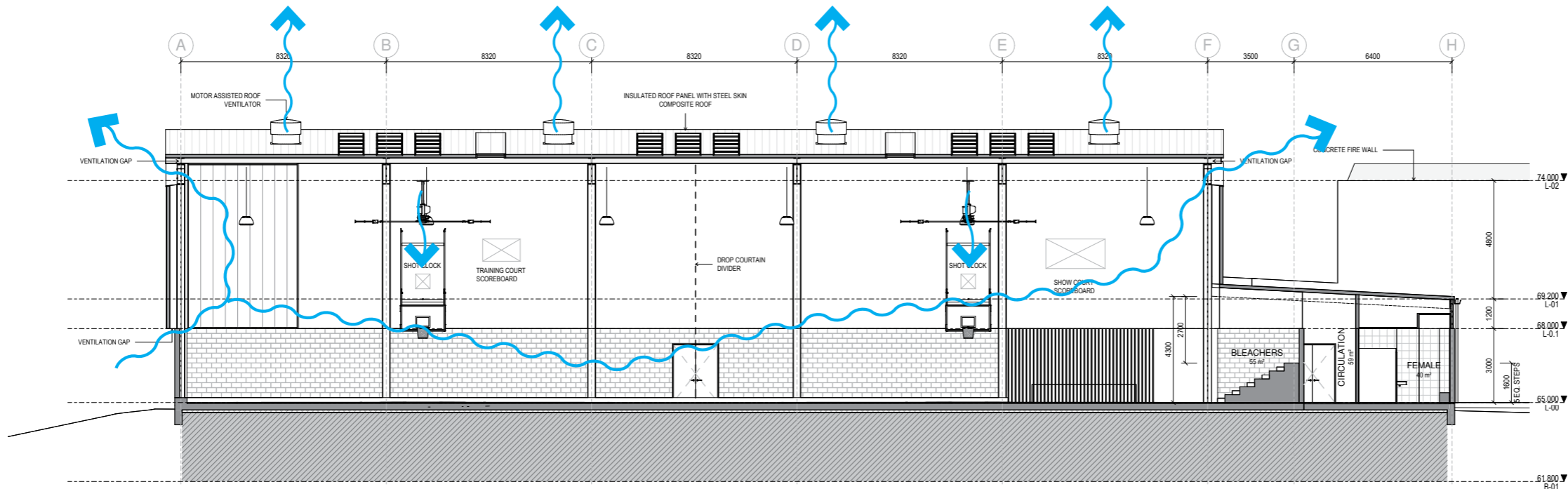
#### Revision

E

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1 SECTION 1  
DA40 1 : 100



2 SECTION 2  
DA40 1 : 100

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#### Notes



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#### Project Title

### KEVIN BETTS STADIUM

Ralph Place, Mount Druitt NSW 2770

#### Drawing Title

### EXTERNAL ELEVATIONS NORTH AND SOUTH

#### Drawing Status

### DEVELOPMENT APPLICATION

#### Drawing Details

Scale 1 : 100@ A1  
Date 25.10.2022  
Job No 9591  
Drawn Author  
Checked Checker

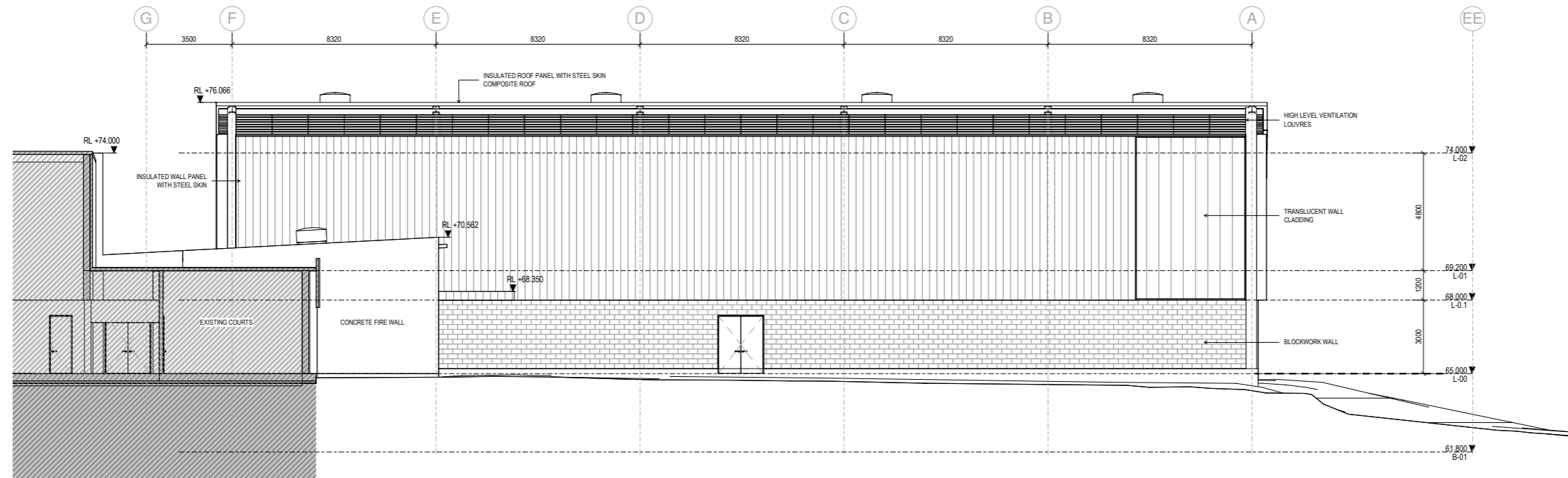
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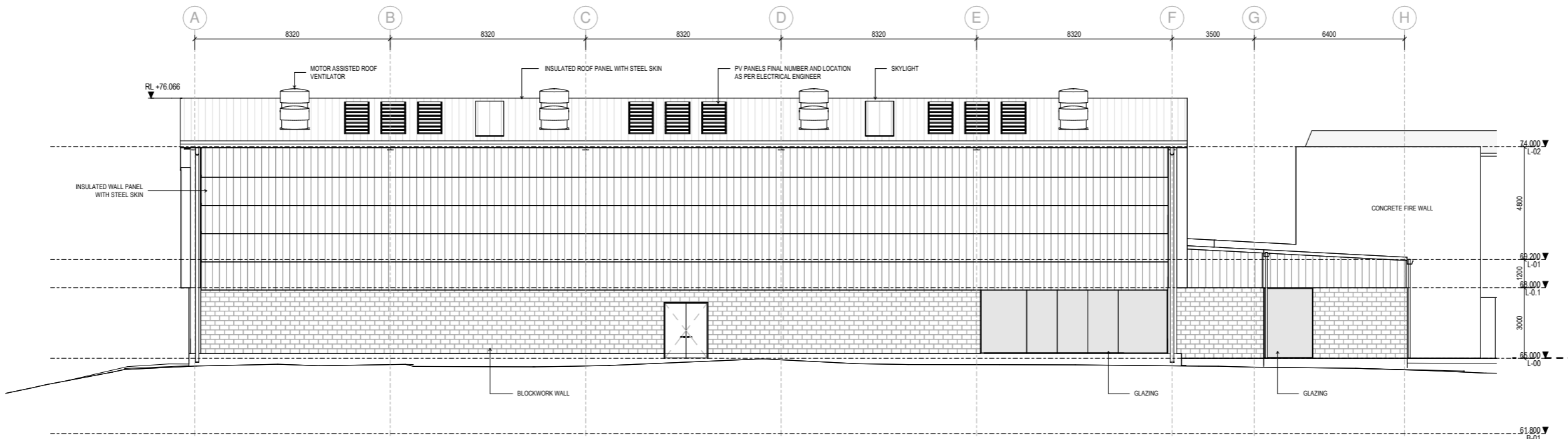
#### Revision

E

WARREN AND MAHONEY



1 NORTH ELEVATION  
ASK.025 1:100



2 SOUTH ELEVATION  
ASK.025 1:100

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#### Project Title

### KEVIN BETTS STADIUM

Ralph Place, Mount Druitt NSW 2770

#### Drawing Title

### EXTERNAL ELEVATIONS NORTH AND SOUTH

#### Drawing Status

### DEVELOPMENT APPLICATION

#### Drawing Details

Scale 1 : 100@ A1  
Date 25.10.2022  
Job No 9591  
Drawn Author  
Checked Checker

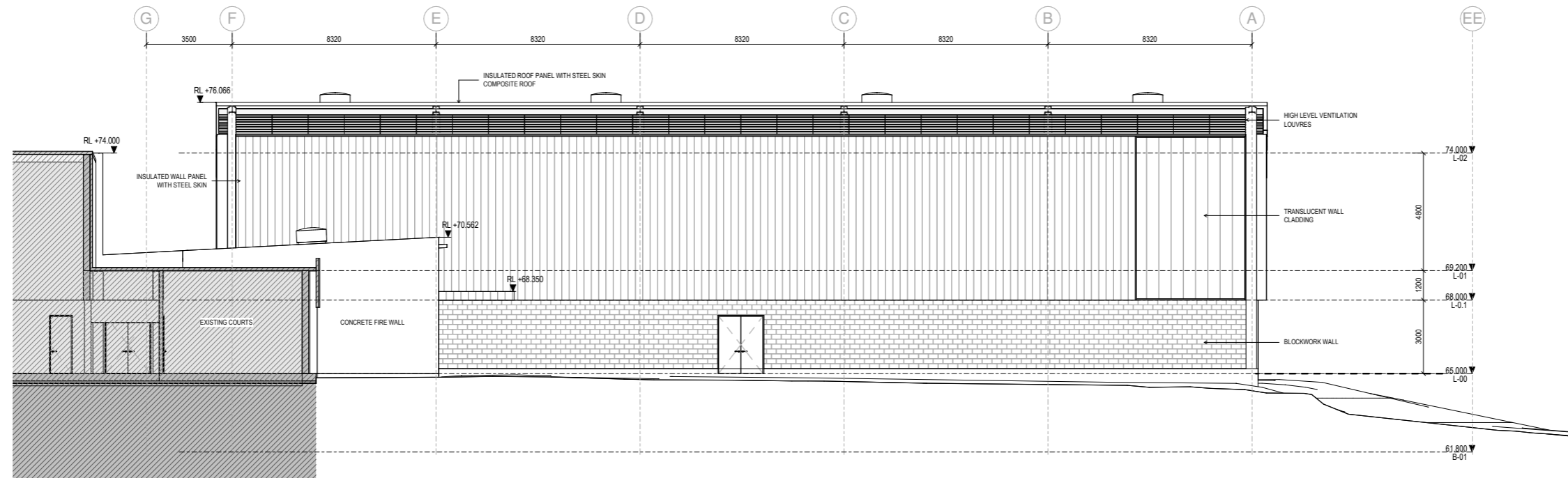
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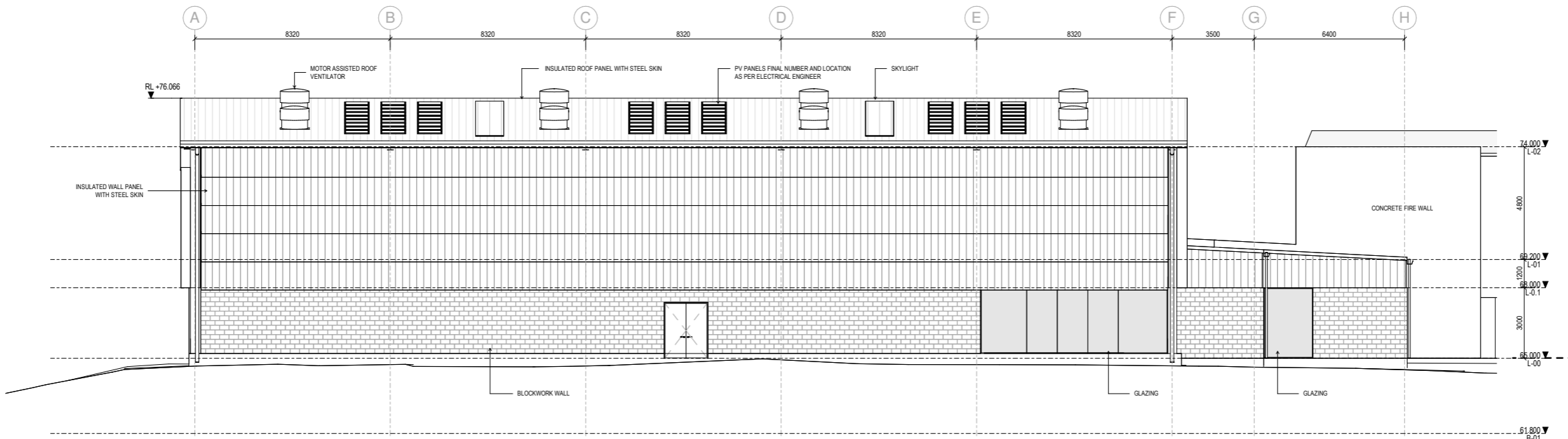
#### Revision

E

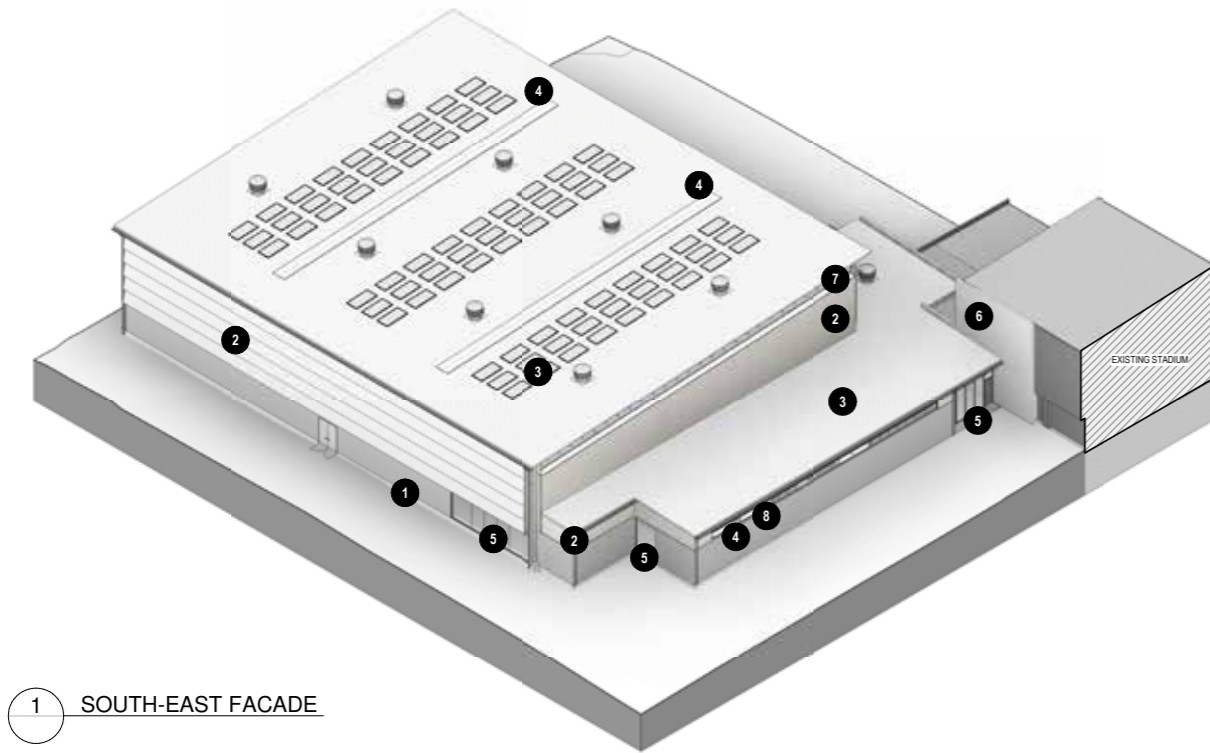
WARREN AND MAHONEY



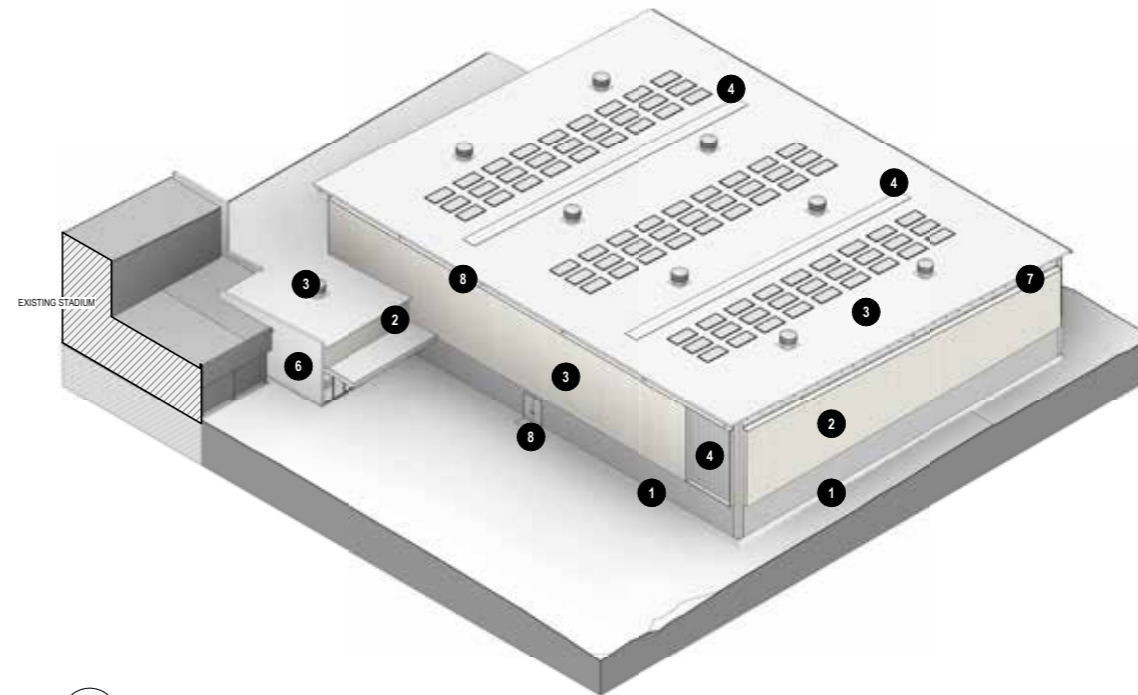
1 NORTH ELEVATION  
ASK.025 1:100



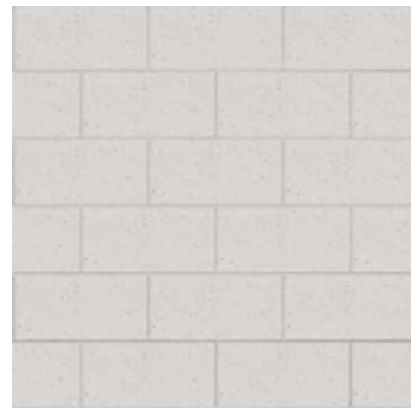
2 SOUTH ELEVATION  
ASK.025 1:100



1 SOUTH-EAST FACADE



2 NORTH-WEST FACADES



1  
MATERIAL: HONED BLOCKWORK  
FINISH: PORCELAIN



2 AND 3  
MATERIAL: INSULATED PANEL WITH STEEL SKIN  
FINISH: OFF-WHITE/ COLORBOND SURFMIST



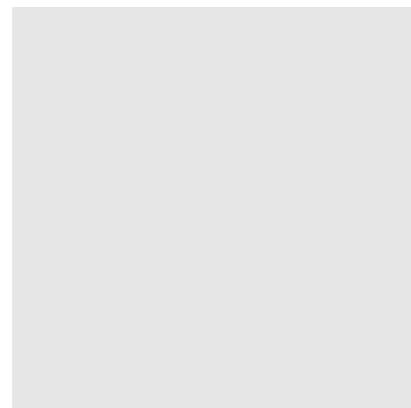
4  
MATERIAL: TRANSLUCENT WALL/ROOF CLADDING  
FINISH: TRANSLUCENT WHITE



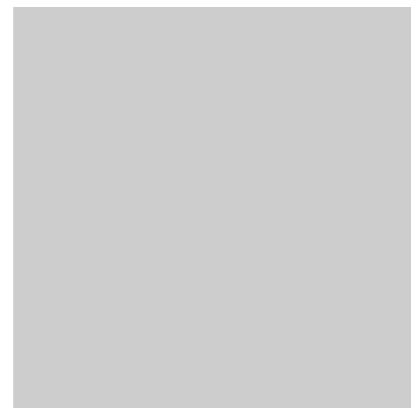
5  
MATERIAL: GLASS  
FINISH: CLEAR



6  
MATERIAL: CONCRETE  
FINISH: PORTLAND GREY



7  
MATERIAL: EXPOSED STEEL PAINT  
FINISH: OFF-WHITE



8  
MATERIAL: ALUMINIUM FRAMES/TRIMS, DOORS, LOUVERS  
FINISH: POWDERCOAT SILVER GREY

#### NOTES:

ALL LOW LEVEL FINISHES TO HAVE AN ANTI-GRAFFITI COATING SYSTEM APPLIED

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#### Revisions

A 26.07.2022 DA Application Draft  
B 03.08.2022 DA Application Draft  
C 06.10.2022 DA (For Costing)  
D 25.10.2022 For DA

#### Notes



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#### Project Title

KEVIN BETTS  
STADIUM  
Ralph Place, Mount Druitt NSW 2770

#### Drawing Title

EXTERNAL  
MATERIAL  
SELECTION

#### Drawing Status

DEVELOPMENT  
APPLICATION

#### Drawing Details

Scale 1 : 10@ A1  
Date 25.10.2022  
Job No 9591  
Drawn Author  
Checked Checker

#### Drawing No

DA80

#### Revision

(D)

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