

14 September 2010

Daniel Cavallo
Acting Director, Government Lands & Social Projects Assessments
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Daniel,

RE: Request for provision of details of key issues and assessment requirements – MP 10-0145 – Sydney Showground Redevelopment, Sydney Olympic Park

Thank you for your letter requesting input into the Director General's Requirements for MP 10-00145 (Sydney Showground Redevelopment, Sydney Olympic Park).

Sydney Olympic Park Authority asks that the Department of Planning take into consideration the following in finalising the Director General's Requirements (DGRs):

Key Issue 1 – Relevant EPIs policies and Guidelines to be addressed

Please include the following in place of Relevant Sydney Olympic Park guidelines and policies:

1. *Sydney Olympic Park Access Guidelines 2008.*
2. *Sydney Olympic Park Major Event Impact Assessment Guidelines.*
3. *Guidelines for Outdoor advertising, identification and promotion signage.*
4. *Draft Sydney Olympic Park Noise Management Plan*

Key Issue 2 – Built Form

It is recommended to amend and expand dot point #2 to say

“Include the proposed patron capacity (e.g. seating, standing, staff levels) of the whole stadium and during all event modes (e.g. football mode, concert mode) and whether capacity numbers is limited.

To maintain the integrity of the design and ensure a quality design, it is recommended to add the following points under built form:

- Provide details on likely pedestrian Levels of Service (Los) during ingress and egress peak periods and how design of the stadium accommodates level of service,
- Provide details on external treatments and finishes,
- Detail how services, including but not limited to waste management, loading zones mechanical plants are integrated into the design of the development.

It is important to note that whilst Master Plan 2030 does not envisage any expansion of the Showground Precinct, and makes no provision in relation to height, FSR, setbacks etc., this also being the case for the SEPP (Major Development) zoning over the site, the Master Plan 2030 does clearly identify the Sydney Showground is a legacy of the Olympics. This means that any redevelopment must preserve and enhance the role the Showgrounds plays as part of the wider commercial area of Sydney Olympic Park.

You should also note that the Stadium is visually prominent and can dominate external vistas from important vantage points such as Top Ryde, Rhodes and Newington. These vistas should be preserved and enhanced and should be included within a detailed view analysis as per Part 2 of the DGR's. Incorporation of the Sydney Olympic Park Design Review Panel should also be included.

Key Issue 4 – Transport and Accessibility Impacts (Construction and Operation)

Key issue 4 is expanded to include details pedestrian alignments and access points to the development site during construction and operation.

Key Issue 5 – Acoustics and Noise Impacts

Add “including but not limited to, *Draft Sydney Olympic Park Noise Management Plan*.”

Key Issue 6 – Lighting Emissions

Add the following dot point:

- Demonstrate that illumination levels meet appropriate *Australian Standards* for lighting of public domain spaces and stadium.

Key Issue 10 – Construction Management

Add “and in accordance with *Australian Standards*”.

Key Issue 11 – Staging

Broaden scope to identify parts of the development that are proposed to be subject to early works programme to be assessed and determined under Part 4 of the EP&A Act (e.g. any demolition works). This is lacking in the documentation to date. Special emphasis needs to be made in relation to any interim approach to the design, particularly as each may have a different impact on the operation of the venue.

Additional Key Issues

The Authority recommends the Department add the following as additional key issues:

Key Issue 13 – Major Event

The EA is to demonstrate how the proposed development will be constructed and operated during Major Event Periods at Sydney Olympic Park with reference to the *Major Event Impact Assessment Guidelines*.

Plans and documents

The following plans and document be submitted with the proposal including:

- Fire Engineering Report detailing capacity number during event modes, ingress and egress requirements and details on emergency management procedures,
- Material samples board detailing treatments and finishes,

- Public Domain Plan that include details on how the site's public domain interacts and merges with adjoining showground areas and public spaces,
- Wind Impact Analysis, and
- Waste Management Plan.

Please contact Martin Karm on 9714 7139 or email martin.karm@sopa.nsw.gov.au should you require any further assistance.

Yours sincerely

Original Signed

Andrew Brown

Executive Manager, Urban Planning and Design

Date: