

14 January 2022

Our Ref: R/2019/2/I
File No: 2022/010954
Your Ref: SSD 9429 Mod 6

Ferdinando Macri
Department of Planning, Industry & Environment
Via Planning Portal

Dear Sir/Madam

**Sydney Football Stadium – New Precinct Village & Carpark
Stage 1 – SSD 9429 Modification 6 – Reply to Submissions**

Thank you for your correspondence dated 23 December 2021 inviting the City of Sydney Council (the City) to comment on the Reply to Submissions (RTS) on the above-mentioned modification application (SSD-9429 Stage 1 Concept).

The City maintains its objection to this modification, for the reasons articulated in our submission, dated 29 November 2021. The City will only support 460 additional structured car parking spaces (total 1,000) with the new car park and the permanent and immediate removal of 2,100 existing on-grass car parking spaces across Moore Park.

It is noted that the proponent has not amended the proposal or addressed the lack of certainty and enforceability surround removal of on-grass carparking at EP2 (1,000 spaces). Moreover, the key supplementary information that addresses the City's traffic and tree management concerns, have not been provided with this submission, which hinders an adequate consideration of the proposal.

In regard to traffic, transport and parking issues, the RTS prepared by Ethos Urban dated 22 December 2021 states "*JMT Consulting has prepared a supplementary traffic statement (Appendix E of the MOD 7 Submissions Report) which considers the operation of the road network in the vicinity of the site.*" No supplementary report is available as Modification 7 of SSD 9835 has not yet been placed on exhibition.

Likewise, in regard to tree management issues, the RTS states a "*separate, concurrent Submissions Report for MOD 7 provides further commentary on the proposed tree removal and retention strategy and updated Landscape Plans detailing the construction impacts and proposed landscaped outcome for the site.*"

The proposed concept application for a secondary building envelope for the 'Precinct Village' and 'Car Park' sets the site up for the removal of existing trees (specified in the detailed SSD). Due to the likelihood of future tree impacts by the concept building envelope, the City does not support the proposed secondary building envelope and recommends that the envelope size is reduced to outside the Tree Protection Zones (TPZ's) of medium and high retention valued trees.

Furthermore, a Preliminary Tree Assessment Report (PTA) prepared by a suitably qualified AQF Level 5 Arborist that identifies tree retention value and landscape significance has not been provided. PTA's are used to inform the detailed design i.e. modifying the building envelope to reduce impacts and retain trees worthy of retention.

Should you wish to speak with a Council officer about these comments, please contact Samantha Kruize, Planner, on 9246 7263 or at skruize@cityofsydney.nsw.gov.au

Yours sincerely,

A handwritten signature in black ink, appearing to read 'A-T' with a stylized flourish.

Andrew Thomas
A/Director
City Planning | Development | Transport