

01 June 2022

Ref: DPIE Feb 2022

David Gibson
Team Leader, Social Infrastructure
Social & Infrastructure Assessments
NSW Department of Planning and Environment
12 Darcy Street
PARRAMATTA NSW 2150

**Re: SFS Redevelopment Concept and Stage 1 - Modification 6 (SSD-9249-Mod-6)
Inclusion of Precinct Village and Multi-level Carpark - DPE Request for additional
information**

Dear Mr Gibson

I refer to your letter dated 22 March 2022 regarding SSD 9249 MOD 6 relating to the Precinct Village and Car Park development (SSD 9249 MOD 6). The Department has requested Venues NSW confirms revisions to the staging of the proposed future works and the precinct wide parking supply and provide justification for any changes proposed to the timing exhibited in the original modification report.

This letter responds to your letter and should be read in conjunction with the response letter prepared for the separate, concurrent modification to SSD 9835, relating to the detailed design, construction, and operation of the Precinct Village and Car Park (SSD 9835 MOD 7). All physical works is proposed to be undertaken under SSD 9835 MOD 7.

Precinct Village and Car Park Revised Staging Proposal

Venues NSW proposes to proceed with the currently approved reinstatement of parking within the existing MP1 Car Park to provide 540 at-grade car parking spaces and vehicular connections to the new stadium basement level. The MP1 Car Park and vehicular connections will be constructed as per the currently approved and stamped plans, with construction to be completed in time for the SFS's opening.

Following the SFS's opening and at a time that best aligns with the projected events schedule, Venues NSW proposes to proceed with the staged construction of the Precinct Village and Car Park. The proposal, as exhibited and consequently updated through the Response to Submissions phase, remains the same with the exception of staging changes. The revised stages includes:

- 1) Stage 0 - the reinstatement of the 540 at-grade car parking spaces on the MP1 Car Park ready for operations for opening of the Stadium (as per the current consent for SSD 9835).

- 2) Stage 1 - construction of the multi-level carpark west and the Precinct Village west including the food and beverage offering. 186 car parking spaces would be available in the MP1 car park during this stage of the project.
- 3) Stage 2 - construction of the multi-level carpark east, tennis courts and associated amenities. 1270 car parking spaces would be available in the newly constructed multi-level carpark west during this stage of the project.

Stages 1 and 2 as proposed by this letter are earmarked to be completed by Q3 2025.

Car Park Timing

The following table provides a comparison of the proposed car park staging to the previously exhibited proposal.

Car Park	As per current SFS approval (SSD 9835)	SSD 9249 MOD 6 (as exhibited)		SSD 9249 MOD 6 (as now proposed)				
		With Precinct Village and Car Park Proposal (Stage 1)	With Precinct Village and Car Park Proposal (Stage 2)	On Stadium Opening (Stage 0) - Sep' 22	With Precinct Village and Car Park Proposal (Stage 1)		With Precinct Village and Car Park Proposal (Stage 2)	
					Pre Dec' 23	Post Dec' 23	Pre Dec' 25	Post Dec' 25
Members Car Park (MP1)	540	300	1,500	540	186	1,270	1,500	1,500
Event Parking 2 (EP2)	1,000 (Upper + Lower Kippax)	350 in Lower Kippax	0	350 in Lower Kippax only	350 in Lower Kippax only	0	0	0
Event Parking 3 (EP3)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	0
Sydney Boys / Girls High School	750	750	750	750	750	750	750	750
Moore Park Golf Club	100	100	100	100	100	100	100	100
Entertainment Quarter	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
TOTAL	5,490	4,600	5,450	4,840	4,486	5,220	5,450	4,350

Impact Assessment

For avoidance of doubt, the proposed amendments are solely staging changes without additional impacts or new elements being introduced.

The above staging varies from the previously exhibited SSD 9249 MOD 6 which indicated the eastern car park, tennis courts and associated amenities would be delivered concurrently with the opening of the SFS in 2022. The western car park was then to be constructed and subsequently delivered after the SFS opening. This revised staging effectively revises the

construction sequence to enable the discrete portion of the western multi-level carpark to be completed first followed by the eastern multi-level carpark. The altered staging does not raise any new or additional traffic and parking impacts.

In addition, at the time of the SSD 9249 MOD 6 initial submission, the need for the approved MP1 at-grade carpark was superseded given the construction of the Precinct Village and Car park was envisioned to commence in parallel with the construction the Stadium. It is now proposed to temporary retain the currently approved 540 space at-grade carpark to ensure convenient and readily accessible car parking adjacent to the SFS is available at opening. The reinstatement of the 540 at-grade parking spaces within the MP1 Car Park does not raise any new or additional traffic and parking impacts. The MP1 Car Park formed part of SSD 9249 as originally assessed and approved.

Conclusion

Venues NSW trusts the Department understands Venues NSW rationale for delaying construction until post-delivery of the SFS. Venues NSW is wholly committed to delivering the Precinct Village and Car Park. However, the potential disruption and reputational risk that a live construction site would have on the successful opening of the SFS has determined the revised staging approach set out within this letter will be the best outcome for the Precinct and Government.

Yours sincerely,

Julie Shires
Julie Shires

Group General Manager - Infrastructure and Development