

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10342 Stadium Australia Redevelopment
Applicant	Infrastructure NSW
Consent Authority	Minister for Planning and Public Spaces

Decision

The Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Industry and Environment's Assessment Report is available [here](#).

Date of decision

27/03/2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application and any additional information considered in the Department's Assessment Report;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including a capital investment value of \$596 million, 800 construction jobs, and ensuring the stadium can continue to operate as a Tier 1 stadium, capable of hosting major national and international sporting and entertainment events with a significantly enhanced experience for all users of the stadium
- the project is permissible with development consent, and is consistent with NSW Government policies including NSW Stadium Strategy 2012
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards; and
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 26 September 2019 until 23 October 2019 (28 days) although the Department extended the submission period to adjoining landowners to 15 November 2019. The Department received 18 public submissions, including four from special interest groups. Of these, five were objections and four were in support of the project.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include the proposed reduction in the capacity of the stadium and that the works are unnecessary. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<ul style="list-style-type: none"> The capacity of the stadium should not be reduced. 	<ul style="list-style-type: none"> The proposed redevelopment includes an overall reduction of 13,491 in the capacity of the stadium from 83,671 to 70,180 for sporting events (plus an additional 20,000 standing for concerts). The average attendance at events at the stadium between 2009 and 2018 ranged from 35,584 in 2010 to 25,011 in 2011. Since 2009, 457 events were held with the stadium in a rectangular configuration and 54 in an oval configuration (total of 511 events). Of the total 511 events, only 36 (7%) were capacity events. The Department considers the proposed capacity of 70,180 would continue to satisfy Tier 1 Stadium requirements to host major national and international sporting and entertainment events, consistent with the NSW Stadia Strategy 2012. The Department is satisfied the proposed reduction in the capacity of the existing stadium is reasonable and acceptable.
<ul style="list-style-type: none"> The works are unnecessary as the field can already be used in a rectangular configuration 	<ul style="list-style-type: none"> The proposed conversion to a permanent rectangular configuration would address the various identified shortcomings in the existing stadium and would significantly enhance the experience of all users of the stadium and ensure the stadium can continue to operate as a Tier 1 stadium, capable of hosting major national and international sporting and entertainment events. The Department notes the neighbouring Giants Stadium (capacity of 24,000) and the Sydney Cricket Ground located within the CBD (a Tier 1 venue with a capacity 46,000) would continue to be capable of hosting oval field sports.
<ul style="list-style-type: none"> The money could be better spent. 	<ul style="list-style-type: none"> In March 2018, the NSW Government announced its commitment to redevelop the existing stadium to address deficiencies in the existing infrastructure and improve facilities to be in line with contemporary Australian venue standards. This would ensure the stadium remains a modern, globally competitive venue that achieves the requirements for a Tier 1 stadium.
<ul style="list-style-type: none"> A new stadium would be better. 	<ul style="list-style-type: none"> The proposed redevelopment works are intended to address the identified shortcomings and retain the Tier 1 status of the venue, without the complete redevelopment of the site, in accordance with the NSW Stadia Strategy 2012.
<ul style="list-style-type: none"> The works will not improve acoustics for concerts. 	<ul style="list-style-type: none"> The proposed works would improve sightlines, renew and expand amenities and facilities, and provide new members and corporate facilities to enhance the overall viewer experiences for all events. This would create an improved overall environment for concerts, which make up a small proportion of the events hosted by the stadium each year.
<ul style="list-style-type: none"> The project should be accompanied by an integrated plan to improve public transport. 	<ul style="list-style-type: none"> The stadium benefits from a range of existing and planned transport options, including trains, buses and metro. Vehicular, bicycle, public transport and pedestrian access arrangements would be maintained or improved by the redeveloped stadium, recognising

that the works involve refurbishing an existing stadium with an overall reduced capacity.

Conditions

- A detailed Green Travel Plan, including Travel Access Guide, must be prepared prior to commencement of use.