



# ***Stadium Australia Redevelopment***

*State Significant  
Development Assessment  
(SSD 10342)*



March 2020

© Crown Copyright, State of NSW through its Department of Planning, Industry and Environment 2020

Cover photo

Aerial photomontage of the redeveloped stadium (Source Applicant's RTS)

Disclaimer

While every reasonable effort has been made to ensure this document is correct at time of printing, the State of NSW, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance or upon the whole or any part of this document.

Copyright notice

In keeping with the NSW Government's commitment to encourage the availability of information, you are welcome to reproduce the material that appears in this report. This material is licensed under the Creative Commons Attribution 4.0 International (CC BY 4.0). You are required to comply with the terms of CC BY 4.0 and the requirements of the Department of Planning, Industry and Environment. More information can be found at: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer.at>: <http://www.planning.nsw.gov.au/Copyright-and-Disclaimer>.



# Glossary

Abbreviation	Definition
ADG	Apartment Design Guide
AHD	Australian Height Datum
Applicant	Infrastructure NSW
BCA	Building Code of Australia
CBD	Central Business District
CIV	Capital Investment Value
Consent	Development Consent
Council	City of Parramatta
CPTED	Crime Prevention Through Environmental Design
Department	Department of Planning and Environment
DCP	Development Control Plan
DRP	Design Review Panel
EESG	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (former NSW Office of Environment and Heritage)
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
Heritage Division	Heritage Division of the Department of Premier and Cabinet (former Heritage Division of the Office of Environment and Heritage)
ISEPP	State Environmental Planning Policy (Infrastructure) 2007
LEP	Local Environmental Plan
LGA	Local Government Area
Minister	Minister for Planning and Public Spaces

Master Plan	Sydney Olympic Park Master Plan 2030
RTS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Industry and Environment
SEMP	Stadium Events Management Plan
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No 55 – Remediation of Land
SOP	Sydney Olympic Park
SOPA	Sydney Olympic Park Authority
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SREP 2005	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
SSD	State Significant Development
SSP SEPP	State Significant Development (State Significant Precincts) 2005
TfNSW	Transport for New South Wales
TfNSW (RMS)	Transport for New South Wales (RMS)
TIA	Traffic Impact Assessment
2018 Review	Sydney Olympic Park Master Plan 2030 (2018 Review)



# Executive Summary

This report provides an assessment of a State Significant Development (SSD) application for the redevelopment of Stadium Australia (stadium), 15 Edwin Flack Avenue, Sydney Olympic Park (SSD 10342). The Applicant is Infrastructure NSW and the site is located within the City of Parramatta local government area.

The proposal seeks approval for various works to address deficiencies in the stadium's layout and existing infrastructure to improve facilities in line with contemporary venue standards. Key elements of the works include reconfiguring the field of play to a permanent rectangular configuration, increasing the steepness of stands and reducing the distance of stands to the pitch to improve sightlines, improving roof coverage, providing new northern and southern entrances, and improving amenities and facilities.

The proposed development is SSD under Schedule 2 of the State Environmental Planning Policy (State & Regional Development) 2011 (SRD SEPP), as it is development within Sydney Olympic Park (SOP) having a capital investment value (CIV) over \$10 million. The development is also SSD under Schedule 1 of the SRD SEPP as it is development for the purpose of a major recreation facility with a CIV over \$30 million. Therefore, the Minister for Planning and Public Spaces is the consent authority.

## Engagement

The Department of Planning, Industry and Environment (the Department) publicly exhibited the application from 26 September 2019 until 15 November 2019. The Department received a total of 24 submissions, comprising five submissions from government agencies, a submission from City of Parramatta Council, 18 public submissions (five objected), of which four were from special interest groups.

An additional three submissions from government agencies were received in response to the Applicant's Response to Submissions, none of which objected to the proposed redevelopment.

Key issues raised in public submissions related to the need to upgrade the existing stadium and the proposed reduction in capacity.

## Assessment

The Department has carefully considered the proposal and the issues raised in submissions and is satisfied the proposal is acceptable for the following reasons:

- it is consistent with the Greater Sydney Region Plan and the Central City District Plan, as it would ensure the stadium remains consistent with the long-term strategic vision for SOP as a world-class recreation, sporting and entertainment precinct, and improve the ability of the stadium to retain and attract major events

- it is consistent with the NSW Stadia Strategy 2012 which includes developing Tier 1 Stadia, including Stadium Australia, to meet community needs and ensuring a vibrant sports and event environment in NSW
- it would address various shortcomings in the existing stadium and would significantly enhance the experience of all users of the stadium and ensure it can continue to operate as a Tier 1 stadium, capable of hosting major national and international sporting and entertainment events
- the alterations exhibit design excellence, noting the Sydney Olympic Park Design Review Panel have raised no concerns and the proposed built form of the stadium would sit suitably within SOP
- it would achieve a high level of amenity as the public domain and surrounding uses would not be adversely impacted by overshadowing, view loss, noise, wind or reflectivity impacts
- there would be no additional operational, car parking or traffic impacts as the proposed redevelopment includes an overall reduction in the capacity of the stadium
- the existing arrangements for major event operations would continue to adequately support the maximum levels of crowd attendance
- all other issues associated with the proposal have been assessed, and appropriate conditions recommended, where necessary, to ensure the impacts of the redevelopment are appropriately mitigated and/or managed.

### **Conclusion**

The proposed redevelopment is consistent with the strategic objectives for the area and the NSW Stadia Strategy 2012 and would significantly enhance the experience of all users of the stadium and improve the ability of the stadium to retain and attract major events. It also satisfies design excellence requirements, would be compatible with the character of the area, and would not result in any significant impacts, compared to the existing stadium. The Department's assessment therefore concludes the proposal is in the public interest and recommends the application be approved, subject to the recommended conditions.



# Contents

<b>Glossary .....</b>	<b>iii</b>
<b>Executive Summary .....</b>	<b>v</b>
<b>1. Introduction .....</b>	<b>1</b>
1.1 Preamble .....	1
1.2 The site.....	1
1.3 Site context.....	2
<b>2. Project .....</b>	<b>6</b>
2.1 Description of proposal .....	6
<b>3. Strategic Context.....</b>	<b>9</b>
3.1 Greater Sydney Region Plan and Central City District Plan .....	9
3.2 NSW Stadia Strategy 2012 .....	9
3.3 NSW State Infrastructure Strategy 2018-2038 .....	10
3.4 Future Transport Strategy 2056 .....	10
3.5 Sydney Olympic Park Master Plan 2030 (2018 Review) .....	10
3.6 Project need and justification .....	10
3.7 Alternative options.....	12
<b>4. Statutory Context .....</b>	<b>14</b>
4.1 State significant development .....	14
4.2 Consent authority .....	14
4.3 Permissibility .....	14
4.4 Mandatory matters for consideration .....	14
4.5 Secretary’s Environmental Assessment Requirements .....	15
<b>5. Engagement.....</b>	<b>16</b>
5.1 Department’s engagement.....	16
5.2 Summary of submissions .....	16
5.3 Key issues – Government Agencies .....	16
5.4 Key Issues – Council/Community .....	17

5.5	Response to Submissions.....	18
5.6	Further information.....	19
<b>6.</b>	<b>Assessment .....</b>	<b>20</b>
6.1	Key assessment issues.....	20
6.2	Design excellence .....	20
6.3	Built form .....	23
6.4	Amenity impacts.....	24
6.5	Stadium operation .....	28
6.6	Transport, traffic and parking.....	29
6.7	Other issues .....	30
<b>7.</b>	<b>Evaluation .....</b>	<b>38</b>
<b>8.</b>	<b>Recommendation .....</b>	<b>39</b>
<b>9.</b>	<b>Determination .....</b>	<b>40</b>
	<b>Appendices .....</b>	<b>41</b>
	Appendix A – List of Documents.....	42
	Appendix B – Relevant Supporting Information.....	43
	Appendix C – Community Views for Draft Notice of Decision .....	44
	Appendix D – Statutory Considerations.....	46
	Appendix E – Recommended Instrument of Consent .....	57



# 1. Introduction

## 1.1 Preamble

This report provides an assessment of a State Significant Development (SSD) application for the redevelopment of Stadium Australia, 15 Edwin Flack Avenue, Sydney Olympic Park (SOP) (SSD 10342). The Applicant is Infrastructure NSW.

Stadium Australia opened in 1999 for the 2000 Sydney Olympic and Paralympic Games. The original capacity was 110,000. It was subsequently modified in 2001 and 2003 which reduced the capacity to 83,602. The modifications included enabling the field of play to be changed to either a rectangular or oval configuration to adapt to the intended sport being played.

The stadium currently hosts a range of Australia's international and national sporting teams and also hosts occasional live music concerts and other entertainment events. Between 2009 and 2018, the stadium hosted an average of 48 events per annum with an average annual attendance of 1.4 million.

The proposed redevelopment comprises various works to the stadium to address deficiencies in the existing infrastructure and improve facilities in line with contemporary venue standards. These include reconfiguring the field of play to a permanent rectangular configuration, increasing the steepness of stands, improving the roof coverage, providing new northern and southern entrances, and improving amenities and facilities.

## 1.2 The site

The site is located within the City of Parramatta local government area (LGA), approximately 14 km west of the Sydney Central Business District (CBD) and 8 km east of the Parramatta CBD and extends from the Parramatta River in the north to the M4 Motorway and Parramatta Road to the south.

The SOP area covers 640 hectares, comprising 430 hectares of greenspaces/parkland and a 210-hectare town centre, which includes the SOP Train Station. The site is located within the Stadia Precinct, in the western part of SOP Town Centre and is 350 m west of the train station (**Figure 1**).

The site is located at 15 Edwin Flack Avenue and is currently commercially known as ANZ Stadium. The site is legally described as Lot 4000, DP 1004512 and part of Lot 401, DP 1004512 and includes the existing stadium, including all projections, outbuildings and additions. It also includes certain areas surrounding the stadium for use as a temporary construction compound. The site and adjacent development are shown in **Figures 2 to 6**.



**Figure 1** | Site location within Sydney Olympic Park (site shown circled red and SOP Town Centre boundary shown dashed yellow) (Base source: Sydney Olympic Park Authority (SOPA) Master Plan Review 2018)

### 1.3 Site context

Following completion of the 2000 Olympics, SOP has undergone a significant urban transformation into an active and vibrant higher density mixed-use precinct. While SOP continues to be one of Sydney and Australia's premier sporting and entertainment precincts, it now also supports a town centre with a range of commercial office, retail and residential uses, expansive urban parklands, important heritage areas and protected ecological habitats.

The character of the surrounding area (**Figures 1 and 2**) is summarised as follows:

- to the west of the site is the Carter Street Precinct which comprises 52 hectares of former industrial land that was rezoned in 2015 to be redeveloped for up to 5,500 dwellings, a new village centre, primary school and public open space. Redevelopment of the precinct has commenced with the first apartment buildings approaching completion
- to the north of the site is the Qudos Bank Arena. The Arena, constructed in 1999 for the Olympics, has a capacity of 17,500 and is the largest permanent indoor entertainment and sporting arena in Australia

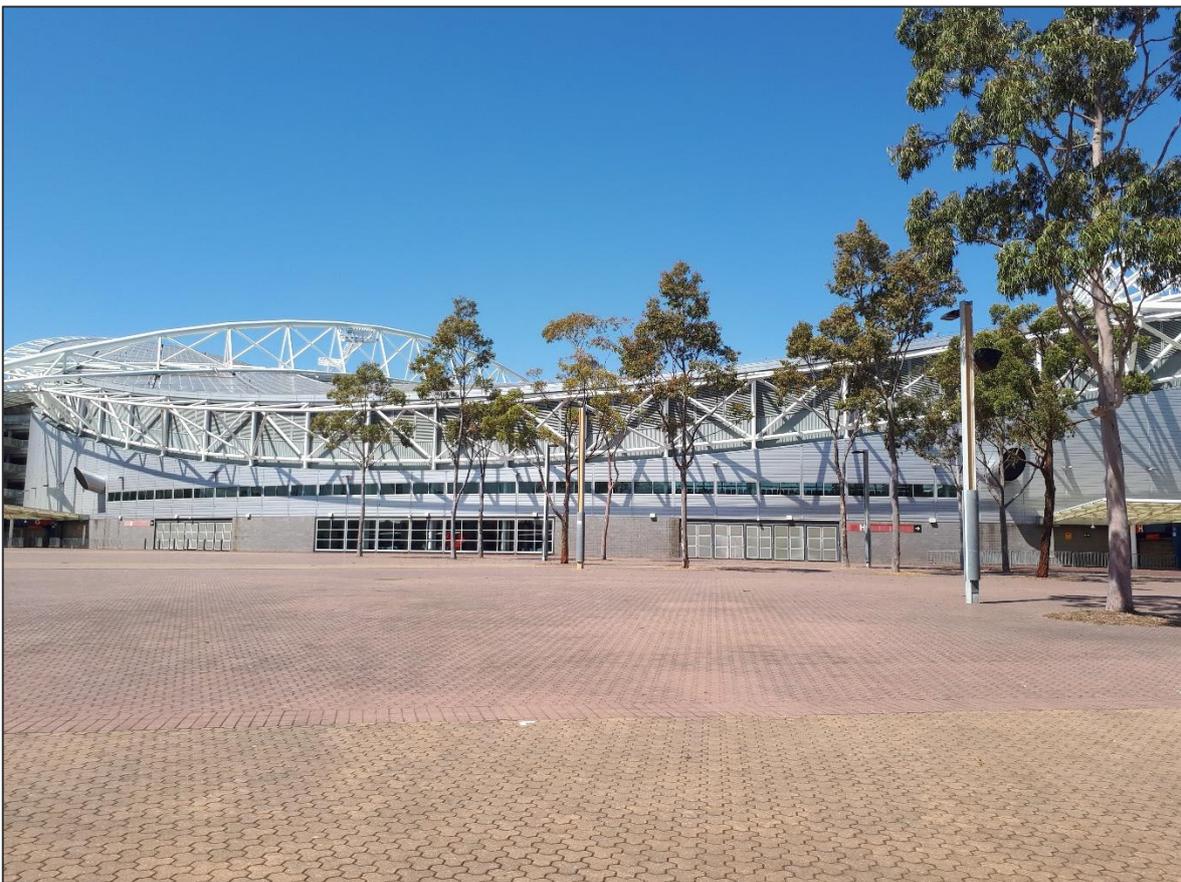
- to the east of the site is Cathy Freeman Park beyond which is the SOP Central Precinct which comprises hotels, commercial buildings, retail uses and the SOP Train Station
- to the south of the site are a number of other sporting and entertainment venues and facilities, including the NSW Rugby League Centre of Excellence, Athletic Centre and Aquatic Centre.



**Figure 2 |** Aerial image of the site (stadium shown circled red; proposed construction compound shown outlined in yellow) and adjacent development (Base source: Applicant’s EIS)



**Figure 3** | Eastern elevation of the stadium (Source: Department's photograph)



**Figure 4** | Northern elevation of the stadium (Source: Department's photograph)



**Figure 5** | Looking north-east inside the stadium (Source: Department's photograph)



**Figure 6** | New apartment building fronting Edwin Flack Avenue (Source: Department's photograph)



## 2. Project

### 2.1 Description of proposal

The proposal seeks approval for the redevelopment of Stadium Australia, comprising various works to the stadium to address deficiencies in the existing infrastructure and improve facilities. These include reconfiguring the field of play to a permanent rectangular configuration, increasing the steepness of stands and reducing the distance of stands to the pitch to improve sightlines, improving roof coverage to provide increased weather protection to spectators, providing new northern and southern entrances to improve access, and improving the general amenities and facilities.

The key components and features of the project, as refined in the Applicant's Response to Submissions (RTS), are provided in **Table 1** below and are shown in **Figures 7 to 9**. Except for the temporary construction compound, no works are proposed to the public domain area surrounding the stadium.

**Table 1** | Key components of the proposal

Aspect	Description
Field of Play	<ul style="list-style-type: none"><li>Reconfigure the field of play to a permanent rectangular configuration.</li></ul>
Capacity	<ul style="list-style-type: none"><li>Reduce the maximum capacity of the stadium from 83,671 to 70,180 (plus 20,000 standing for concerts).</li></ul>
Built form	<ul style="list-style-type: none"><li>Demolish portions of the northern and southern facades and construction of new public entrances at these ends, including new façade and double-height concourse</li><li>Redevelop the lower and middle seating bowl to locate seating closer to the field of play and increasing the steepness of the seating bowl</li><li>Replace the northern and southern sections of the roof, increasing height to 56.7 m</li><li>Extend the existing eastern and western sections of the roof (no change to existing maximum stadium height of 59.23 m)</li></ul>
Internal upgrades	<ul style="list-style-type: none"><li>Upgrade concession areas, bathrooms, team facilities, member and corporate facilities, press and broadcast facilities, and back-of-house areas.</li></ul>
Lighting and screens	<ul style="list-style-type: none"><li>Provide new high-definition video replay screens and LED lighting.</li></ul>
Construction compound	<ul style="list-style-type: none"><li>Establish a temporary construction compound around the stadium, including the removal of four trees.</li></ul>
Employment and Capital Investment Value (CIV)	<ul style="list-style-type: none"><li>CIV of \$596,333,416.</li><li>800 construction and 3,000 operational jobs.</li></ul>



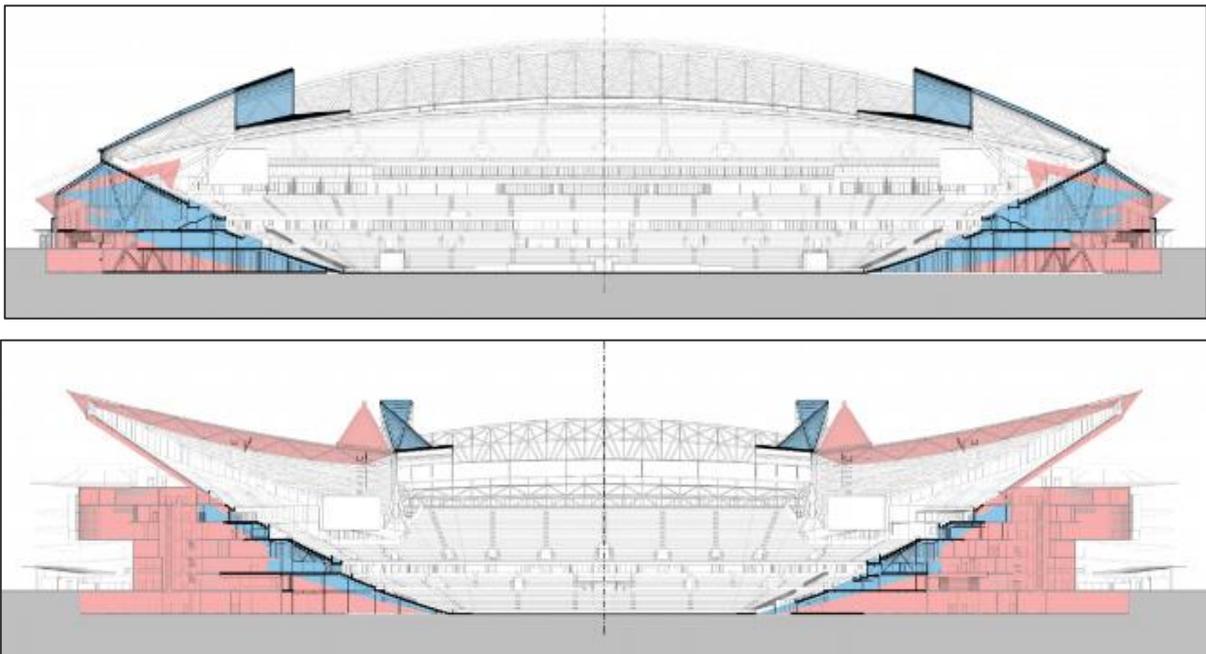
**Figure 7** | Aerial perspective of the proposed redeveloped stadium (Source: Applicant's RTS)



**Figure 8** | Perspective of the proposed new southern stadium façade (Source: Applicant's RTS)



**Figure 9** | Perspective view of the interior of the stadium (Source: Applicant's RTS)



**Figure 10** | Section drawings indicating proposed new works in blue and existing structure to be retained in red (top: north/south section; bottom: east/west section) (Source: Applicant's RTS)



## 3. Strategic Context

### 3.1 Greater Sydney Region Plan and Central City District Plan

The Greater Sydney Region Plan – A Metropolis of Three Cities (the Region Plan) sets out the NSW Government’s 40-year vision and establishes a 20-year plan to manage growth and change for Greater Sydney. The Region Plan seeks to update directions and actions in A Plan for Growing Sydney and Towards our Greater Sydney 2056.

The proposed redevelopment is consistent with the Region Plan, as it would ensure the stadium remains consistent with the long-term strategic vision for SOP as a world-class recreation, sporting and entertainment precinct, and would directly contribute to the visitor economy by improving the ability of the stadium to retain and attract major events.

The Region Plan also sets the planning framework for the five districts and District Plans which make up the region. The District Plans inform local council and planning and influence the decisions of State agencies. The aim of the District Plans is to connect local planning with the longer-term metropolitan planning for Greater Sydney.

The proposed development is located within the Central City District Plan. The proposal is consistent with the objectives of the Central City District Plan, as it would:

- revitalise an important piece of sporting and entertainment infrastructure
- be well integrated with existing and planned public transport infrastructure
- provide a refurbished stadium that is more accessible and inclusive
- directly contribute to the long-term strength and productivity of the NSW visitor economy
- improve the environmental performance of the stadium.

### 3.2 NSW Stadia Strategy 2012

The NSW Stadia Strategy 2012 covers seven Government-owned or leased stadia and provides a vision for the future of stadia within NSW, prioritising investment to achieve the optimal mix of venues to meet community needs and to ensure a vibrant sports and event environment in NSW. A key action of the strategy includes developing Tier 1 stadia and their precincts covering transport, integrated ticketing, spectator experience, facilities for players, media, corporate and restaurant and entertainment provision.

Stadium Australia is one of two Tier 1 stadia within NSW, the other being the Sydney Cricket Ground. A new Tier 1 stadia at Moore Park is also currently under construction. To qualify for Tier 1 status, a stadium is required to include:

- seating capacity greater than 40,000
- regularly host international sporting events
- offer extensive corporate facilities, including suites, open-air corporate boxes and other function/dining facilities

- be the home ground for sporting teams playing in national competitions.

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.

### 3.3 NSW State Infrastructure Strategy 2018-2038

The State Infrastructure Strategy identifies the role of the NSW Government investment in its stadia network, with the aim of attracting high-value international and national events to NSW. Upgrading major stadia, including Stadium Australia, is identified as a critical component for investment in cultural, sporting and tourism infrastructure compared to other states and global cities.

### 3.4 Future Transport Strategy 2056

The Future Transport Strategy 2056 is an update to the NSW Long Term Transport Master Plan 2012 and outlines a planned and coordinated set of actions to address challenges faced by the NSW transport system to support the State's economic and social performance over the next 40 years.

The proposed redevelopment is consistent with the six key outcomes of the Future Transport Strategy 2056 as the site is located within walking distance to various public transport services and provides active transport travel options for workers and visitors (**Section 6.6**).

### 3.5 Sydney Olympic Park Master Plan 2030 (2018 Review)

The Sydney Olympic Park Master Plan 2030 (the Master Plan) came into effect in March 2010 and provides a comprehensive approach to the long-term development of SOP. SOPA is required to review the Master Plan every five years in accordance with the provisions of State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP). The Master Plan was reviewed in 2016 and was updated in August 2018 (the 2018 Review) to incorporate the updated planning strategy for the area arising from the Region Plan, Central District Plan and the Future Transport Strategy 2056. It also reflects changes to traffic and access conditions from the WestConnex project.

The 2018 Review provides for an overall capacity of up to 1.96 million m<sup>2</sup> GFA and a projected daily population of 34,000 workers, 20,000 visitors, 23,500 residents and 5,000 students.

The 2018 Review identifies the site as being within the Stadia Precinct, an area to the north-west of the SOP Central Precinct. The proposed redevelopment is consistent with the 2018 Review planning controls (**Appendix D**) and satisfies design excellence requirements (**Section 6.2**).

## 3.6 Project need and justification

### 3.6.1 Changes to configuration

The current stadium was designed so that it could host both oval and rectangular field sports. In practice, the stadium primarily hosts rectangular field sports and entertainment events with very infrequent use of the oval configuration. The current oval pitch is unable to meet International Cricket Council standards

or Australian Football League standards for a Category 1 venue, meaning the stadium cannot capitalise on the intended flexibility.

The stadium is also identified by the Applicant as having a poor stadium experience, particularly for rectangular sports, which is only expected to compound as the stadium ages. In particular, sightlines, roof coverage, technology, food and beverage offerings, members and corporate facilities, and other amenities all play a significant role in the overall fan and hirer experience and the stadium's ability to attract and retain fans and events. The current stadium fails to meet these standards.

The Applicant contended there is a strategic need to rectify these deficiencies and ensure the ongoing success and longevity of the stadium. In particular, the proposed redevelopment would:

- ensure NSW becomes Australia's preferred location for major national and international events, with the stadium remaining capable of attracting major sporting and entertainment opportunities
- ensure the longevity of significant existing infrastructure located in the geographic centre of Sydney that provides optimal accessibility for the majority of NSW's population to attend national and international sports and entertainment events
- deliver significant benefits to the NSW community through direct and indirect economic activity and employment
- safeguard the legacy of Sydney Olympic Park as a successful post-Olympics site that has been transformed into an active and vibrant centre
- improve facilities for participants and spectators and the financial outcomes for professional sport
- enhance civic and community pride and contributing to the brand of Sydney.

### 3.6.2 Changes to capacity

Between 2009 and 2018, the stadium hosted an average of 48 events annually with an average annual attendance of 1.4 million. The average attendance at these events 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 events that filled the stadium to capacity.

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). **Table 2** provides a comparison between the existing and proposed capacity arrangements.

The Applicant has advised that although many events may not typically reach the proposed reduced capacity, it is essential the stadium continues to be able to accommodate a capacity of up to 70,000 in order for it to continue to host major national and international events and to enable a return on investment.

**Table 2 | Existing and proposed stadium capacity (during sporting events)**

Area	Existing capacity	Proposed capacity
General arrangement	60,319	45,203
Corporate	4,885	8,910
Member	18,400	16,000
Media	67	67
<b>Total capacity</b>	<b>83,671</b>	<b>70,180</b>

**3.7 Alternative options**

**3.7.1 Do nothing**

The Department notes the ‘do nothing’ scenario would see the current stadium maintained and unchanged. The stadium would continue to operate in accordance with existing conditions, albeit in an increasingly competitive environment as other stadia are modernised and redeveloped within the local, national and international contexts, providing for better fan experiences and improved commercial opportunities for hirers.

The Applicant contended this competitive environment poses significant risks for the current event portfolio of the stadium and overall attendances. Key sporting events may be lost as peak bodies move to more modern and suitable venues, both at a national and international scale. The inability to attract and retain these high-yield international events would impact on the ability of the stadium to sustain the cost of maintenance, as associated revenue streams would decrease. In this instance, Venues NSW would be expected to see significant financial losses. This reduced revenue coupled with increased capital costs as the stadium ages would have a potentially adverse effect on the longevity of the stadium.

The reduced competitiveness and overall viability of the stadium would also generate broader impacts, such as a potential loss in economic benefits from attracting visitors to NSW and Australia more broadly through hosting major sporting and entertainment events. It would also negatively impact the social and cultural legacy of the Sydney Olympic Park Precinct.

**3.7.2 Complete redevelopment**

The Department notes this option involves the complete demolition of the existing stadium and the construction of a new stadium on the site with capacity for approximately 70,000 patrons. This option provides the greatest flexibility in design, allowing the stadium to fully realise contemporary standards for spectator sightlines, proximity to the pitch and amenity. There may be some negative impacts associated with this option through the loss of association with the existing stadium as the main legacy venue of Sydney’s Olympic Games. In addition, the cost of completing this full redevelopment is significant and much greater when compared to other options.

The NSW Government announced in March 2018 that the proposed partial redevelopment of the stadium would be considered over complete redevelopment as this would reduce the cost of works by approximately \$500 million and enable the stadium to commence operating two years earlier.



## 4. Statutory Context

### 4.1 State significant development

The proposed redevelopment is SSD under section 4.36 (development declared SSD) of the *Environmental Planning and Assessment Act* (EP&A Act) as it comprises development on land identified as being within SOP and has a CIV in excess of \$10 million (\$596,333,416) under clause 2(f) of Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

The redevelopment is also SSD under clause 13(e) of Schedule 1 of the SRD SEPP as it is development for the purpose of a major recreation facility with a CIV over \$30 million. Therefore, the Minister for Planning and Public Spaces is the consent authority.

### 4.2 Consent authority

The application can be determined by the Executive Director, Regions, Industry and Key Sites under delegation as:

- the relevant local council has not made an objection
- a political disclosure statement has not been made
- there are less than 25 public submissions in the nature of objections.

### 4.3 Permissibility

The site is zoned B4 Mixed Use under the SSP SEPP. The proposed redevelopment is permissible within the zone.

### 4.4 Mandatory matters for consideration

Section 4.15 of the EP&A Act outlines the matters that a consent authority must take into consideration when determining development applications. These matters could be summarised as:

- the provisions of environmental planning instruments (including draft instruments), development controls plans, planning agreements, and the *Environmental Planning and Assessment Regulation 2000*
- the environmental, social and economic impacts of the development
- the suitability of the site
- any submissions, and
- the public interest, including the objects in the EP&A Act and the encouragement of ecologically sustainable development (ESD).

The Department has considered all of these matters in its assessment of the project, as well as the Applicant's consideration of environmental planning instruments in its EIS, as summarised in **Section 6** of this report. The Department has also given consideration to the relevant provisions of the EP&A Act, including environmental planning instruments, in **Appendix D**.

## 4.5 Secretary's Environmental Assessment Requirements

On 17 July 2019, the Department notified the Applicant of the SEARs for SSD 10342. The Department is satisfied the EIS has adequately addressed compliance with the SEARs to enable the assessment and determination of the application.



## 5. Engagement

### 5.1 Department's engagement

In accordance with Schedule 1 of the EP&A Act, the Department publicly exhibited the application from 26 September 2019 until 23 October 2019. The Department also extended the submission period to adjoining landowners to 15 November 2019 to allow additional time to review the proposal. The application was exhibited on the Department's website, at the NSW Service Centre and Parramatta Council's offices.

The Department placed a public exhibition notice in the Sydney Morning Herald and Daily Telegraph on 25 September 2019 and provided written notification to adjacent landholders and relevant State and local government agencies.

The Department has considered the comments raised in the government agencies and public submissions during the assessment of the application (**Section 6** and **Appendix C**) and by recommended conditions in the consent at **Appendix E**.

### 5.2 Summary of submissions

The Department received a total of 24 submissions, comprising five submissions from government agencies, one submission from City of Parramatta Council (Council), 14 public submissions and four submissions from special interest groups. A link to all submissions is provided at **Appendix B**.

### 5.3 Key issues – Government Agencies

A total of five submissions were received from government agencies in response to the exhibition of the application with the Sydney Olympic Park Authority (SOPA) supporting the redevelopment and the other agencies providing comments. None of the government agencies objected to the proposal, and the key issues raised by agencies have been addressed through the provision of additional information, or through the recommended conditions of consent.

The key issues raised in submissions are summarised in **Table 3**.

**Table 3** | Government agency submissions to the exhibition of the EIS

#### Sydney Olympic Park Authority (SOPA)

**SOPA** supported the proposal and provided comments regarding design excellence, stormwater management, construction management and security/event management.

#### Transport for New South Wales (TfNSW) & TfNSW (RMS)

**TfNSW/TfNSW (RMS)** provided recommended conditions, including preparation of a detailed Travel Demand Strategy and Green Travel Plan.

#### Environment Protection Authority (EPA)

**EPA** requested further information regarding noise and vibration impacts.

#### Environment, Energy and Science Group of the Department of Planning, Industry and Environment (EESG)

**EESG** noted a Biodiversity Assessment Report waiver has been issued and flood risk issues have been adequately considered.

#### Heritage Division of the Department of Premier and Cabinet (Heritage Division)

**Heritage Division** noted the site has been assessed to have no archaeological potential and the proposed works would have a neutral impact on the surrounding heritage items.

## 5.4 Key Issues – Council/Community

### 5.4.1 Council key issues

Council did not object to the proposal and provided comments regarding contamination and the design and construction of food and beverage outlets.

### 5.4.2 Community issues

A total of 18 public submissions were received of which four were from special interest groups. Of the 14 from the community, five objected, two supported and seven provided comments on the proposed redevelopment. Reflecting the broad public interest in the proposal, no submissions were received from people within 1 km of the site, one submission (7%) was received from people located within 1 km to 5 km of the site, and 13 submissions (93%) received from people over 5 km from the site.

The key issues raised in the public submissions objecting to the proposal are:

- the capacity of the stadium should not be reduced (three submissions)
- the money to redevelop the stadium could be better spent (three submissions)
- a new stadium would be better than redeveloping the existing stadium (one submission)
- the works will not improve acoustics for concerts (one submission)
- the works are unnecessary as the field can already be used in a rectangular configuration (one submission).

Key matters raised in the comments on the proposal include a new stadium would be better, works should include an intimate mode option for smaller events, the upper level seats should also be brought closer to the pitch, a fully enclosed roof should be constructed, the capacity should not be reduced and value for money.

Key matters raised in support of the proposal outlined that football and sport in general in NSW will benefit from a large capacity rectangular stadium, fans deserve a better viewing experience, the stadium will be better positioned to attract major international events, and the economic benefits of the proposed redevelopment.

### 5.4.2 Special interest groups

The following submissions were received from special interest groups:

#### Western Sydney Business Chamber (support):

- the stadium is an important component of the Western Sydney and NSW visitor economy and the proposed redevelopment will result in long-term local and State economic benefits
- the closure of the stadium will have a short-term impact on the local economy and recommend the Government develop a disruption strategy to assist the local business community during this time.

#### Royal Agricultural Society of NSW (comment):

- concerned the project is not accompanied by a significant and integrated plan to improve public transport to and from SOP in advance of the redeveloped stadium being reopened
- inbound construction routes may be impacted by the Royal Easter Show road closures
- construction boundary fencing may impact the boundary line of the Royal Easter Show.

#### Football Federation Australia (support):

- a redeveloped rectangular stadium is vital to football and sport in general in NSW
- it will place the stadium in a stronger position to acquire major events which will deliver significant economic benefits through interstate and international visitation
- fans deserve a better viewing experience than has been offered in the past.

#### Rugby Australia (support):

- the proposed works will significantly improve the stadium
- world-class stadia are necessary to attract and retain major international sports events which deliver significant economic benefits for host countries and cities.

## 5.5 Response to Submissions

Following exhibition of the application, the Department placed copies of all submissions received on its website and requested the Applicant provide a response to the issues raised in the submissions.

On 20 December 2019, the Applicant lodged an RTS to the issues raised during the exhibition of the EIS. The RTS responded to the issues raised and included amended architectural plans and a revised Noise and Vibration Assessment.

The RTS was made publicly available on the Department's website and referred to Council, SOPA and the EPA.

An additional three submissions were received in response to the RTS. A summary of issues raised in these submissions is provided at **Table 4** below and a link to all submissions is provided at **Appendix B**. No further public submissions were received.

**Table 4** | Council and Government agency submissions to the RTS

Council

Council provided a recommended condition regarding the design of food outlets.

SOPA

**SOPA** reiterated a condition should be imposed regarding stormwater management.

EPA

The **EPA** provided recommended conditions regarding plant noise and vibration.

## 5.6 Further information

On 10 February 2020, the Applicant submitted refined architectural plans which were made publicly available on the Department's website.



## 6. Assessment

### 6.1 Key assessment issues

The Department has considered the proposed development, the issues raised in submissions and the Applicant's RTS in its assessment of the application. The Department considers the key issues associated with the proposal are:

- design excellence
- built form
- amenity impacts
- stadium operation
- traffic and parking.

Each of these issues are discussed in the following sections of this report. Other issues considered during the assessment of the application are addressed in **Section 6.7** of this report.

### 6.2 Design excellence

The SSP requires the consent authority to consider whether a proposed development exhibits design excellence for the erection of a new building or for external alterations to an existing building. The SSP SEPP also requires a design competition to be held in relation to erection of a new building exceeding 42 m in height and/or on specific sites identified in the Master Plan. As the proposed development involves works to an existing building and the site is not identified as a design competition site, a design competition is not required.

The Department has considered the following requirements of the SSP SEPP in **Sections 6.2.2 to 6.2.4**:

- whether a high standard of architectural design, materials and detailing appropriate to building type and location will be achieved
- whether the form and external appearance of the building will improve the quality of the public domain
- whether the building meets sustainable design principles.

#### 6.2.1 Architectural design, materials and detailing

The proposed redevelopment would retain much of the distinctive architectural features of the existing stadium, including its overall footprint, the four circulation towers at each corner, the eastern and western facades, its sweeping saddle form, and the steel trusses and concrete supports that define the edges of the roof.

The Applicant contended that although the scale and form of the northern and southern ends of the stadium would change, they would remain smaller than the existing eastern and western sides and would seamlessly integrate with the architecture of the existing stadium (**Figure 11**).



**Figure 11** | Aerial view of existing stadium (top) and aerial view of proposed redeveloped stadium (bottom) (Source: Applicant's Additional Information)

The proposed roof addition would comprise a semi-translucent and light-weight fabric which is intended to be visually recessive compared to the existing more solid roof structure. Adorned aluminium louvres proposed at the new northern and southern entrances reference the use of louvres on the eastern and western sides of the stadium and would use a similar palette of colours and finishes (**Figures 4 to 8 and 10 to 12**).

The Applicant's nominated design excellence process included engaging with the SOPA Design Review Panel (DRP), in accordance with the Sydney Olympic Park Authority Design Excellence Policy. An initial meeting with the DRP was held on 3 September 2019, prior to lodgement of the application. A further meeting was held on 9 December 2019. The Department notes the DRP raised no concerns with the proposed design.

The Department considers the proposed redevelopment works have been sensitively designed to integrate with the overall scale, form, details and materiality of the existing stadium. Furthermore, the proposed redevelopment achieves a high standard of architectural design, materials and detailing which responds to the function and setting of the stadium.

### 6.2.2 Public domain

The Department considers the proposal would enhance the quality and amenity of the public domain for the following reasons:

- the new northern and southern facades which would significantly improve the interface of the stadium to the public domain as these facades are currently predominantly blank and inactive (**Figure 12**)
- the proposed new openings would tie with the existing levels of the public domain and the internal pedestrian concourse, allowing for seamless at-grade pedestrian circulation
- overall wind conditions around the redeveloped stadium are expected to provide suitable comfort levels for pedestrians standing or walking in the public domain (**Section 6.7**).

The Department also notes SOPA have announced a design competition for the upgrade of the surrounding public domain.

The Department is satisfied the proposed stadium upgrade works together with the planned public domain upgrade works would enhance the quality and amenity of the public domain.

### 6.2.3 Sustainable design principles

The proposed redevelopment works would not result in any adverse environmental impacts and the Applicant seeks to achieve a 5-Star Green Star Rating for the stadium through incorporating appropriate sustainable design principles. Key sustainability measures include, retaining the majority of the existing structure, designing the new façade to maximise thermal performance and installing PVC cells on the roof of the external circulation ramps.

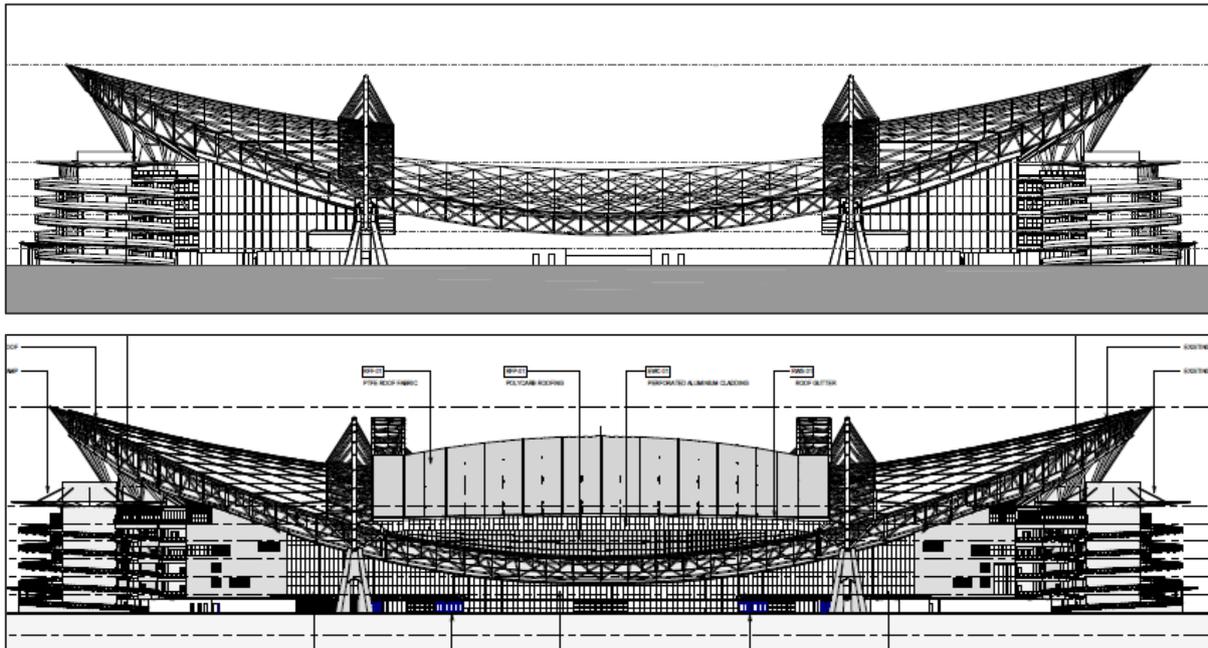
The Department considers the proposed sustainability measures would improve the environmental performance of the stadium to meet contemporary standards. This matter is further addressed in **Appendix D**.

### 6.2.4 Conclusion

The Department has reviewed the proposed redevelopment having regard to SOPA and Council's comments. The Department has also considered the requirements of the SSP SEPP with regard to design excellence.

The Department is satisfied the proposed works have been sensitively designed to integrate with the design of the existing stadium, would positively enhance the relationship of the stadium to the public domain and incorporates appropriate sustainable design principles. The Department also notes the DRP raised no concerns regarding the design excellence of the proposal.

The Department's assessment therefore concludes the proposed redevelopment exhibits design excellence in accordance with the SSP SEPP.



**Figure 12** | Existing southern elevation (top) and proposed southern elevation (bottom) (Source: Architectural Plans)

### 6.3 Built form

The key changes to the built form of the stadium include changes to the stands, new and extended sections of roof, and new entrances at the northern and southern ends.

The Department notes that no height or floor space ratio controls apply to the site. As such, the Department has undertaken a merit assessment of the key changes to the built form of the stadium.

The proposed reconfiguration of the field of play, moving the seating closer to the pitch and providing steeper stands would not be visible from outside the stadium (**Figure 10**). The Department is satisfied the proposed internal works would not result in any adverse built form impacts and would improve the overall visitors experience of the stadium.

The proposal also seeks approval to expand the stadium roof to protect spectators from wet weather. Although these works would be visible from outside the stadium, there would be no increase in the stadium's maximum height, footprint or setbacks as a result of the proposed changes. Further, the design of proposed roof would be in keeping with the existing stadium as the iconic sweeping saddle form and associated steel trusses and concrete supports would be retained. Therefore, the Department considers these works would not significantly alter or increase the existing built form of the stadium.

The proposal also includes new public entrances within the northern and southern façades of the stadium. The Department is satisfied the new entrances are minor in scale and would improve the appearance of the stadium, noting these façades currently have minor openings resulting in a poor visual appearance when viewed from the adjacent public domain.

The Department has also considered the visual and amenity impacts of the redevelopment in **Section 6.4** and is satisfied the proposal would not result in any significant impacts compared to the existing stadium.

The Department's assessment therefore concludes the proposed works would result in an acceptable built form outcome for the site and would suitably integrate with the character of the existing building and the surrounding area. Further the proposed works would meet the primary objective of the project of enhancing the stadium experience for all future users, by improving sightlines towards the pitch, protecting spectators from wet weather and improving access and amenities.

## 6.4 Amenity impacts

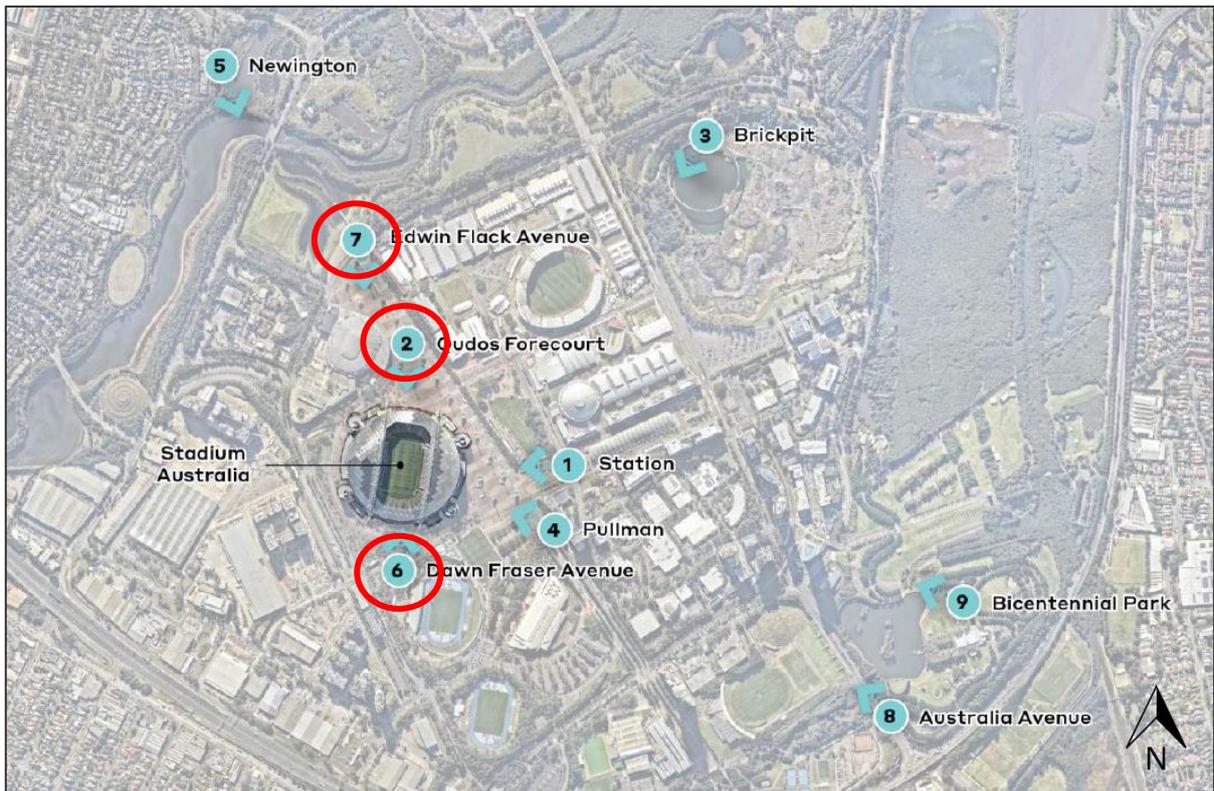
The potential key amenity impacts associated with the proposal include visual, overshadowing and noise impacts. These issues are considered below:

### 6.4.1 Visual impacts

Given its significant size, the existing stadium is visible from multiple public locations, including from within SOP, from the M4 and Homebush Bay Drive, and from various neighbouring suburbs. Although the proposed works would not increase the maximum height of the stadium, the proposed changes to the northern and southern ends and to the roof would be visible from surrounding area.

A Visual Impact Assessment (VIA) was submitted with the EIS that considered the potential view impacts from nine key public locations around the site (**Figure 13**). The VIA found the proposed redevelopment would result in low to medium visual impacts compared to the existing stadium.

Locations identified as having a potential medium impact are shown circled red in **Figure 13**. **Figures 14 to 16** illustrate existing and proposed views from these three locations.



**Figure 13 |** Viewpoint location map. Medium visual impact locations shown circled red (Base source: Applicant's EIS)



**Figure 14 |** Viewpoint 2: Qudos Bank Arena Forecourt (left: existing; right: proposed (Source: Applicant's EIS)

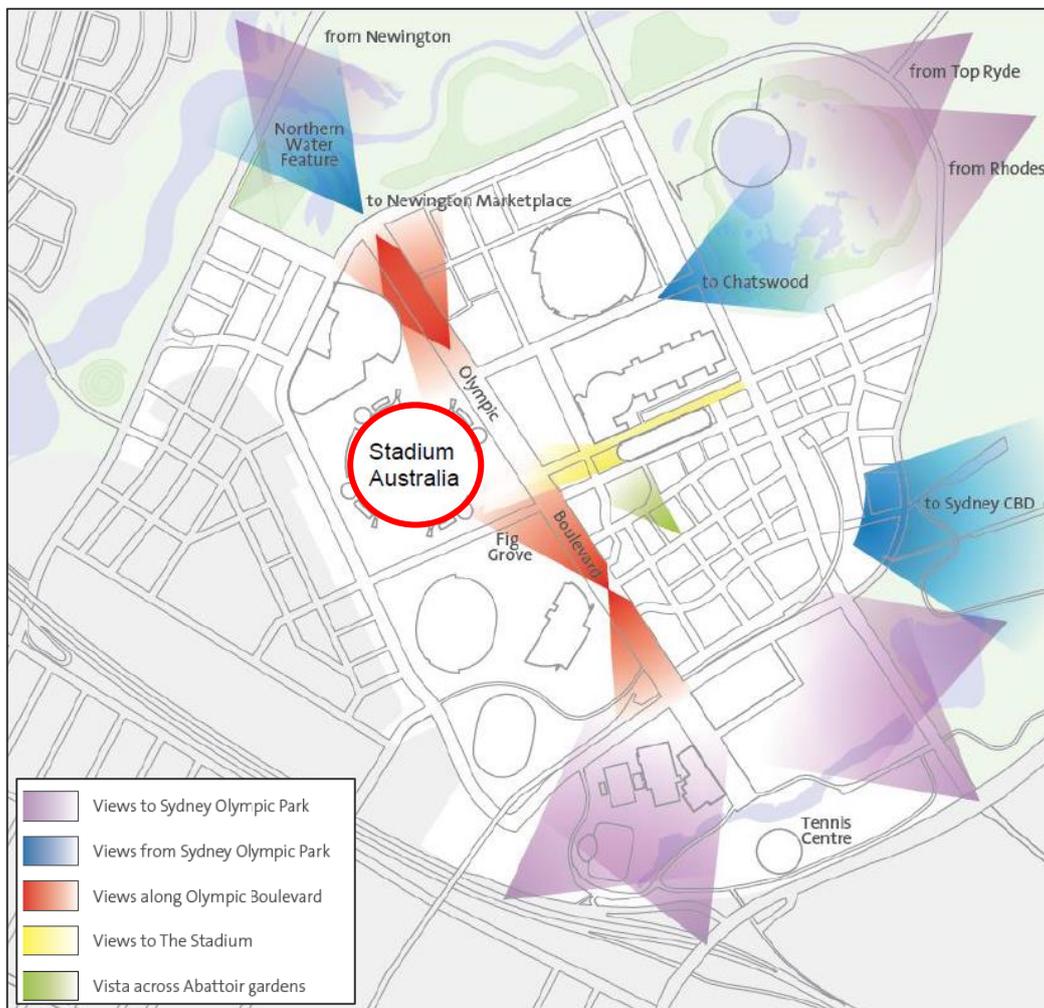


**Figure 15 |** Viewpoint 6: Dawn Fraser Avenue (left: existing; right: proposed (Source: Applicant's EIS)



**Figure 16** | Viewpoint 7: Edwin Flack Avenue (left: existing; right: proposed (Source: Applicant’s EIS)

The Applicant contends stadia are often deliberately designed to be highly visible and the proposed works are appropriate as they would not obstruct or fundamentally alter the nature of views from key vantage points, including view corridors within, to and from SOP as identified in the 2018 Review (**Figure 17**).

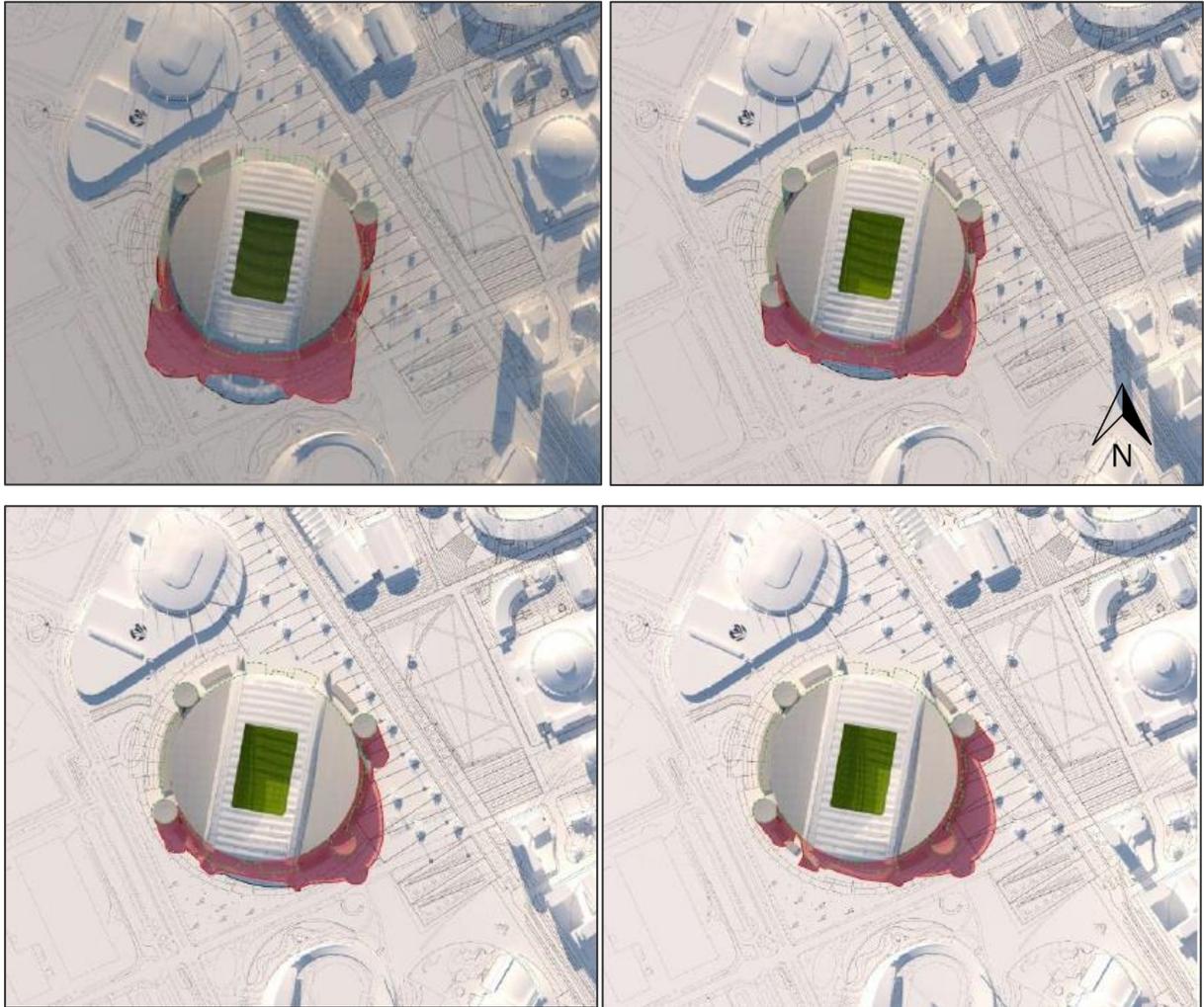


**Figure 17** | Identified views to and from the town centre. Stadium shown circled red (Base source: 2018 Review)

The Department has assessed the VIA and viewed the site from various locations. Although there would be some visual impacts from existing viewpoints, these impacts are considered relatively minor in the context of the existing stadium. The Department is therefore satisfied the proposed works would have a negligible visual impact and would result in a built form that remains consistent with the character of the existing stadium and the wider SOP area.

**6.4.2 Overshadowing**

The Applicant submitted shadow diagrams to illustrate the additional shadow generated by the proposed redevelopment compared to the existing stadium. These demonstrate the additional overshadowing would only occur to a small area of the public domain and circulation space to the south of the stadium between 9 am and 11 am in midwinter (**Figure 18**). No shadows would extend to neighbouring sites.



**Figure 18** | Midwinter shadow diagrams (top left 9 am; top right 10 am; bottom left 11 am; bottom right midday). Existing shadows shown red. Additional shadows shown blue (Base source: Applicant’s EIS)

The Department notes areas subject to additional overshadowing would be impacted for a short amount of time in midwinter and would otherwise continue to receive full solar access for the remainder of the day. Negligible additional shadow impacts would occur at the equinox.

The Department therefore concludes the extent of additional overshadowing impact arising from the proposed redevelopment to be reasonable and acceptable.

#### 6.4.3 Operational noise

Consistent with the operation of the existing stadium, the most significant noise sources from the proposed redevelopment would be from amplified sound systems and crowd noise during events.

The EIS included a Noise and Vibration Assessment (NVA) to assess the potential noise impacts associated with the proposed works. The NVA concluded there would be a minor reduction (less than 1 dB) in noise to surrounding receivers during events at the redeveloped stadium due to increased shielding from the proposed extended roof. As such, the NVA does not recommend any additional acoustic treatments.

The EPA considers changes being made to the stadium may result in some changes to operational plant noise. The EPA recommended a condition be imposed setting maximum operational plant noise limits.

The Department has assessed the potential noise impacts associated with the proposal and is satisfied the proposed redevelopment would not increase acoustic impacts to surrounding uses beyond the existing and historic noise emissions from events hosted at the existing stadium. The Department has also included the conditions recommended by the EPA, to ensure plant noise from the stadium complies with the relevant noise criteria. Subject to the recommended conditions, the Department's assessment concludes the potential operational noise impacts associated with the proposal are acceptable.

### 6.5 Stadium operation

The proposed redevelopment does not seek approval to make any changes to, or impose any restrictions on, the current and future operation of the stadium (**Section 2.2**).

The type of events to be hosted at the redeveloped stadium would be the same as existing, including:

- rugby league matches, including finals series, Grand Final and international matches
- rugby union and football international matches
- showcase international sporting fixtures such as gridiron
- concerts and other events, including cultural events (i.e. Royal Edinburgh Military Tattoo) and motor sports (i.e. Monster Jam).

The Department is satisfied the proposal would not result in any significant operational impacts beyond those already assessed and approved as:

- the proposed redevelopment includes an overall reduction in the capacity of the stadium
- noise levels at events would be slightly reduced due to the proposed increased roof coverage and reduced maximum crowd sizes
- public access to the stadium from the public domain would be improved through new entrances in the northern and southern façades
- parking demand and traffic generation would be reduced (**Section 6.6**).

The Department also notes the Applicant has prepared an Event Management Statement which sets out the operational management principles involved in the operation of the redeveloped stadium. The Event Management Statement sets out an approach for key areas of operations, including the types and forms of events and capacity which will inform the preparation of a detailed Stadium Event Management Plan (SEMP).

The Department's assessment therefore concludes the proposal would not result in any additional operational impacts and the existing arrangements for major event operations would continue to adequately support the maximum levels of crowd attendance. The Department has also included a condition requiring approval and implementation of a SEMP prior to the commencement of operations, to further improve event management at the site.

## 6.6 Traffic and parking

The Applicant submitted a Transport Impact Assessment (TIA) with the EIS which assessed the potential transport impacts of the proposed redevelopment.

### 6.6.1 Traffic and car parking

Sydney Olympic Park contains approximately 9,500 car parking spaces to cater for major events. The stadium basement contains a further 153 car parking spaces for players, officials, staff and VIPs. Given the proposed redevelopment includes a 13,491 reduction in the seating capacity, no changes to existing car parking are proposed.

The TIA confirmed that 25% of people travelling to a capacity event at the stadium utilise a private vehicle. As the proposed redevelopment involves a reduction in the existing capacity of the stadium, the TIA concluded this would equate to a 19% reduction in the number of people driving to the stadium which in turn would result in an improvement to the operation of the surrounding road network. The TIA also recommended a Travel Demand Strategy (TDS) be prepared outlining measures and initiatives to reduce car dependency and increase use of sustainable modes of transport.

TfNSW did not raise any concerns with regards to traffic generation or local traffic impacts and recommended a detailed Green Travel Plan (GTP), including a Travel Access Guide (TAG), and Construction Pedestrian and Traffic Management Plan (CPTMP) be prepared.

Given the reduced stadium capacity, the Department is satisfied the proposed redevelopment would not result in any increased traffic generation or parking demand during events. The Department also notes the site is well serviced by public transport, with the SOP Train Station, bus stops and the proposed Metro station all located within walking distance of the site, which would further reduce traffic and car parking impacts associated with the proposal.

The Department has also recommended the conditions suggested by TfNSW, including a preparation of detailed GTP and CPTMP to further mitigate and manage operational and construction traffic impacts.

Subject to the recommended condition, the Department's assessment concludes the proposal would not result in any additional car parking or traffic impacts compared to the existing stadium.

### 6.6.2 Bicycle parking

Sydney Olympic Park contains 153 bicycle spaces within the public domain. Informal bicycle parking for staff is currently provided within the stadium basement car park together with 1,000 staff lockers and 10 to 12 showers/changerooms.

The proposed works include formalising on-site bicycle parking through the provision of 80 spaces within bicycle racks. This equates to 5% of permanent staff (10 spaces) and 2% of event day staff (70 spaces).

The Applicant contended the proposed 2% rate for event day staff is reasonable as staff shifts for events generally finish late at night when cycling is considered impractical and unsafe by most users. The rate is also consistent with the TIA mode share target for walking and cycling.

The Department supports the proposed additional staff bicycle parking within the stadium and considers the proposed rates for permanent and casual staff acceptable, noting large events at the stadium often finish at night and a higher rate of bicycle parking provision is therefore unlikely to be utilised.

### 6.7 Other issues

Other relevant issues for consideration are addressed in **Table 5**.

**Table 5** | Summary of other issues raised

Issue	Findings	Recommended condition
Construction traffic	<ul style="list-style-type: none"><li>Demolition and construction works are anticipated to take 2.5 years, commencing October 2020.</li><li>The EIS included a preliminary Construction Management Plan and preliminary Construction Pedestrian and Traffic Management Plan (CPTMP). An average of 40 to 50 trucks per day would access the site for a six-month period during the demolition phase. This would increase to 40 to 60 trucks per day (up to seven per hour) during two-year construction phase.</li><li>Construction access would be via Dawn Fraser Avenue, Edwin Flack Avenue and the existing basement entry.</li><li>To reduce the overall impact on the road network, construction routes have been selected to ensure they do not overlap with construction vehicles accessing the adjacent Carter Street Precinct.</li><li>The Applicant has also demonstrated construction traffic will still be able to access the site during the Royal Easter Show when local road closures are in place.</li></ul>	Prepare and implement a CPTMP.

- No on-site parking is proposed for the 300 construction workers due to the proximity of public transport and the P1 car park which has capacity for 3,200 vehicles.
- TfNSW (RMS) and SOPA have recommended a condition requiring a CPTMP be prepared.
- The Department considers the proposed development is acceptable in relation to construction traffic movements. However, consistent with TfNSW and SOPA's advice the the Department has included a condition requiring a CPTMP to be prepared. The condition includes a requirement for the CPTMP to be prepared in consultation with the Royal Agricultural Society of NSW to ensure potential disruption/impacts upon the Royal Easter Show are appropriately mitigated and managed.

Construction noise, vibration and air quality

- The EIS included an NVA which provides an assessment and recommendations for managing/mitigating noise impacts and vibration impacts during construction.
- The predicted noise levels for some neighbouring properties to the west of the site, including existing and future stages of developments at 5 Uhrig Road and 7 Carter Street, would potentially involve some exceedances of the DECCW Interim Construction Noise Guidelines (ICNG) by up to 15 dBA during demolition.
- No residences are predicted to be 'highly affected' (experience noise levels of LAeq (15 min) 75 dBA or above) during any stage of the works.
- While the proposal would result in some exceedances of the ICNG, the Department considers the proposal is acceptable as:
  - the proposed construction hours would be limited to 7.00 am to 6.00 pm Monday to Friday, 7.30 am to 3 pm Saturdays with no work on Sundays or Public Holidays, consistent with other development approvals within SOP
  - the predicted exceedances represent a conservative worst-case 15-minute period, attributed to concurrent use of equipment such as impact drills, angle grinders
- Prepare a CEMP, CNVMP, and a CAQMP.
- Restrict construction hours to:
  - 7.00 am to 6.00 pm Monday to Friday
  - 7.30 am to 3 pm on Saturdays
  - No work on Sundays or Public Holidays.

and electric saws. In practice, this equipment would be used in short durations and may not be operated concurrently

- high noise activities would be programmed to occur during daytime hours wherever possible
  - no significant vibration intensive activities, such as excavation, are proposed
  - the proposed works are temporary and are predominantly located within the shell of the existing stadium.
- Further the Department recommends preparation of a detailed Construction Environmental Management Plan (CEMP) and Construction Noise and Vibration Management Plan (CNVMP) to ensure appropriate noise and vibration mitigation measures are implemented during construction.
  - The Department also notes Council and the EPA raised no concerns about potential construction noise impacts
  - Subject to the recommended conditions and the measures outlined in the EIS, the Department is satisfied the potential construction noise impacts can be appropriately mitigated and managed.

---

Construction compound

- A temporary construction compound around the stadium would be established prior to the commencement of works.
  - The Department considers the temporary construction compound is acceptable as it would help mitigate and manage potential construction and safety impacts associated with the proposal.
  - However, the Department has included a requirement for the contractor to consult with SOPA and the Royal Agricultural Society of NSW as part of the CPTMP to maintain access and ensure safety during the Royal Easter Show.
  - Subject to the recommended conditions, the Department is satisfied the proposed construction compound is acceptable.
- Prepare a CEMP in consultation with SOPA and the Royal Agricultural Society of NSW.

Trees	<ul style="list-style-type: none"> <li>• The proposed redevelopment includes the removal of four trees within, and immediately adjacent to the Edwin Flack Avenue road reserve to the south-west of the Stadium.</li> <li>• The EIS included an Arboricultural Impact Assessment (AIA) which considered the retention value of the trees to be removed. The AIA concluded three of the trees (Tallowwood) are relatively small, early-mature street trees and the remaining tree (Spotted Gum) is in a poor structure condition and should be removed irrespective of the proposed works. The AIA recommended the planting of four advanced-size replacement trees to offset the trees to be removed.</li> <li>• The Department notes Council and EESG raised no concerns about the proposed tree works.</li> <li>• The Department considers the trees to be removed are of minimal retention value and the proposed replacement trees would satisfactorily mitigate their removal.</li> </ul>	<ul style="list-style-type: none"> <li>• Plant a minimum of four advanced-size replacement trees consistent with the recommendations of the AIA.</li> <li>• Protection of trees within the public domain during construction.</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Feature lighting is proposed on the roof to illuminate the roof canopy and in the form of LED lighting strips at the new stadium entrances. New lighting would also be incorporated into the roof structure to illuminate the pitch.</li> <li>• The illumination levels of all lighting would be adjustable and designed to achieve the relevant Australian Standards for controlling the obtrusive effects of outdoor lighting.</li> <li>• The Department notes the proposed new pitch lighting would be directed downwards from the roof, ensuring no lighting is directed upwards or towards neighbouring properties.</li> <li>• The Department is satisfied the proposed lighting is appropriate for the stadium and would have minimal impacts and is acceptable.</li> </ul>	<ul style="list-style-type: none"> <li>• All applicable outdoor lighting to satisfy relevant Australian Standards.</li> <li>• Feature lighting to only operate between 7 am and midnight on event days.</li> </ul>
Social and economic impact	<ul style="list-style-type: none"> <li>• The proposed improvements to the existing stadium would provide social and economic benefits, including: <ul style="list-style-type: none"> <li>- significantly improving user experience of the stadium</li> <li>- improving sporting and entertainment infrastructure within SOP</li> <li>- providing 3,000 ongoing jobs</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• No conditions required.</li> </ul>

- improving the level of visitation and tourism expenditure within the local and regional area.
- Overall, the Department considers the proposal would deliver significant benefits to the NSW community through direct and indirect economic activity and employment.

---

Heritage

- The site does not contain any heritage listings and the nearest heritage items (the Olympic Cauldron and the Abattoir Heritage Precinct) are located 105 m and 275 m respectively to the east.
- Heritage Division advised the proposed works would have a neutral impact on surrounding heritage items.
- The Department considers the proposed development is sufficiently separated from heritage items and heritage conservation areas and, given the relatively minor nature of the proposal, it would not have an adverse impact on their setting or heritage significance.
- The Department also considers the development is highly unlikely to disturb any areas of Aboriginal archaeological potential or reveal any significant archeological remains, noting the proposal is for works to an existing stadium and involves no significant excavation works.
- Include conditions in relation to unexpected archaeological finds.

---

Contamination

- The EIS included a Preliminary Site Investigation Report (PSIR).
- The PSIR concluded there are no site conditions that would preclude the ongoing use of the site as a major sports and entertainment facility. It further confirms no proposed works would impact the maintenance of the existing remediation notice (no. 28040) applying to surrounding land.
- The EPA have recommended an unexpected finds protocol be implemented to enable management of any unexpected contamination finds and for all waste to be classified in accordance with EPA guidelines.
- The Department is satisfied the site is suitable for the ongoing use of the stadium and has included the conditions suggested by the EPA.
- An unexpected finds protocol and waste classification to be implemented.

- |            |  |  |
|------------|--|--|
| Stormwater | <ul style="list-style-type: none"> <li>• The expansion of the stadium roof would result in additional stormwater collection and runoff.</li> <li>• The proposal seeks to increase the size of stormwater pipes and existing onsite stormwater detention (OSD) system to manage the increased stormwater flows.</li> <li>• The EIS included a Stormwater Management Plan (SMP) and the RTS included an addendum report. The addendum report notes there would be no changes to the overall stormwater runoff from the site during larger rainfall events as the proposal includes works to expand the OSD capacity to cater for 100% of the stormwater detention required and the stadium footprint and overall catchment would stay the same.</li> <li>• The Applicant also confirmed that no additional stormwater would be directed towards the pitch.</li> <li>• The Department is satisfied the proposal would not result in any significant stormwater impacts as it would: <ul style="list-style-type: none"> <li>- appropriately manage the additional stormwater from the expanded stadium roof</li> <li>- cater for 1 in 100-year major storm events</li> <li>- continue to manage peak flows through the augmentation of the existing OSD system</li> <li>- not increase the potential for flooding around the stadium</li> <li>- continue to manage water quality through the existing stormwater treatment system.</li> </ul> </li> <li>• The Department is satisfied the proposed development is acceptable in relation to stormwater management and has included a condition requiring the stormwater system to be upgraded in accordance with the stormwater drainage layout design drawing.</li> </ul> | <ul style="list-style-type: none"> <li>• Undertake stormwater augmentation works in accordance with the stormwater drainage layout drawing.</li> </ul> |
|------------|--|--|

- 
- |  |  |  |
|--|--|--|
| Crime Prevention Through Environmental | <ul style="list-style-type: none"> <li>• The EIS included a CPTED Assessment and Security Statement which include a number of recommendations related to surveillance, lighting, territorial reinforcement,</li> </ul> | <ul style="list-style-type: none"> <li>• Implement recommendations of the CPTED Report.</li> </ul> |
|--|--|--|

Design (CPTED)	<p>environmental maintenance, space management and access control.</p> <ul style="list-style-type: none"> <li>The Department is satisfied the proposed development incorporates a suite of necessary CPTED and other security measures which would improve public safety and security compared to the existing stadium. This includes enhanced CCTV capabilities, access control, lock-down arrangements and pedestrian screening/bag searching areas.</li> <li>The Department has also included conditions requiring the implementation of the measures outlined in the CPTED report as well as a requirement for a detailed Security Risk Assessment to be prepared.</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a Detailed Security Risk Assessment.</li> </ul>
Waste management	<ul style="list-style-type: none"> <li>The EIS included a Waste Management Strategy (WMS) which outlines the proposed updated provisions and procedures for operational waste management. This includes measures to ensure as much solid waste as possible is recycled or reused.</li> <li>The Department is satisfied the updated WMS would appropriately manage the handling and disposal of waste from the site.</li> </ul>	<ul style="list-style-type: none"> <li>WMS to be implemented.</li> </ul>
Wind	<ul style="list-style-type: none"> <li>The EIS included an Environmental Wind Assessment (EWA) which concluded the proposal would not result in any significant wind impacts.</li> <li>The Department accepts the findings of the EWA and is satisfied the proposed redevelopment would not result in any unacceptable wind impacts, given the relatively minor nature of the proposed works. The Department also notes wind conditions around the site would remain suitable for pedestrians standing and walking and would continue to meet the relevant safety criterion.</li> </ul>	<ul style="list-style-type: none"> <li>No conditions required.</li> </ul>
Reflectivity	<ul style="list-style-type: none"> <li>The proposed external materials would minimise reflectivity with the PTFE Tenara roof material known as a UV blocker, while the adonised concrete fins and concrete-like materials would achieve a matte texture with a spectral finish of less than 20%.</li> </ul>	<ul style="list-style-type: none"> <li>External materials to have a spectral reflectivity of less than 20%.</li> </ul>

- The Department is satisfied the proposed development would not have any adverse reflectivity impacts subject to a recommended condition regarding maximum reflectivity.



## 7. Evaluation

The Department has reviewed the EIS, RTS, and all additional information, and assessed the merits of the proposal, taking into consideration advice from SOPA and government agencies. Issues raised in public submissions have been considered (as outlined in **Appendix C**) and all environmental issues associated with the proposal have been thoroughly addressed.

The Department has considered all relevant matters under section 4.15 of the EP&A Act, the objects of the EP&A Act and the principles of ESD.

The Department has carefully considered the impacts associated with the proposal, and considers it should be approved for following reasons:

- it is consistent with the strategic objectives for the area and with the NSW Stadia Strategy 2012
- it 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 proposed alterations exhibit design excellence and the proposed revised built form of the stadium would sit suitably within SOP
- it would achieve a high level of amenity as the public domain and surrounding uses would not be adversely impacted by overshadowing, view, noise, wind or reflectivity impacts
- it would not result in any adverse traffic or car parking impacts
- all other issues associated with the proposal have been assessed, and appropriate conditions recommended, where necessary, to ensure the impacts of the redevelopment are appropriately mitigated and/or managed.

The Department's assessment therefore concludes the proposal is in the public interest and recommends the application be approved, subject to the recommended conditions.



## 8. Recommendation

It is recommended that the Executive Director, Regions, Industry and Key Sites, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report;
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant consent to the application;
- **agrees** with the key reasons for approval listed in the notice of decision;
- **grants consent** for the application in respect of SSD 10342 subject to the conditions in the attached development consent.

Recommended by:

**Andy Nixey**

Principal Planning Officer  
Key Sites Assessments

Recommended by:

**Cameron Sargent**

Team Leader  
Key Sites Assessments

Recommended by:

**Anthony Witherdin**

Director  
Key Sites Assessments



## 9. Determination

The recommendation is: **adopted by:**

27/3/2020

**Anthea Sargeant**

Executive Director

Regions, Industry and Key Sites



# Appendices

Appendix A – List of Documents

Appendix B – Relevant Supporting Information

Appendix C – Community Views for Draft Notice of Decision

Appendix D – Statutory Considerations

Appendix E – Recommended instrument of consent

## Appendix A – List of Documents

List of key documents relied on by the Department in its assessment:

- Stadium Australia, 15 Edwin Flack Avenue, Sydney Olympic Park – Environmental Impact Statement, prepared by Ethos Urban Pty Ltd, dated September 2019
- Response to Submissions and attachments, prepared by Ethos Urban Pty Ltd, dated 20 December 2019

## Appendix B – Relevant Supporting Information

The following supporting documents and supporting information to this assessment report can be found on the Department's website as follows.

1. Environmental Impact Statement

<https://www.planningportal.nsw.gov.au/major-projects/project/13956>

2. Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/13956>

3. Response to Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/13956>

## Appendix C – Community Views for Draft Notice of Decision

Issue	Consideration
<ul style="list-style-type: none"> <li>The capacity of the stadium should not be reduced.</li> </ul>	<ul style="list-style-type: none"> <li>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).</li> <li>The average attendance at events at the stadium between 2009 and 2018 ranged from 35,584 in 2010 to 25,011 in 2011.</li> <li>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.</li> <li>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.</li> <li>The Department is satisfied the proposed reduction in the capacity of the existing stadium is reasonable and acceptable.</li> </ul>
<ul style="list-style-type: none"> <li>The works are unnecessary as the field can already be used in a rectangular configuration.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
<ul style="list-style-type: none"> <li>The money could be better spent.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<ul style="list-style-type: none"> <li>A new stadium would be better.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>

- The works will not improve acoustics for concerts.
  - 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.
- 
- The project should be accompanied by an integrated plan to improve public transport to and from SOP in advance of the redeveloped stadium being reopened.
  - 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.

## Appendix D – Statutory Considerations

In line with the requirements of section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), the Department’s assessment of the project has provided a detailed consideration to a number of statutory requirements. These include:

- the objects found in section 1.3 of the EP&A Act; and
- the matters listed under section 4.15(1) of the EP&A Act, including applicable environmental planning instruments and regulations.

The Department has considered all of these matters in its assessment of the project and has provided a summary of this assessment in **Tables 1** and **2** below.

**Table 1** | Consideration of the objects of the EP&A Act

Objects of the EP&A Act	Summary
(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State’s natural and other resources	The proposed development would address 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 stadium is located close to public transport services and the proposal would not impact on any natural or artificial resources, agricultural land or natural areas.
(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment	The principles of Ecologically Sustainable Development (ESD) are considered below.
(c) to promote the orderly and economic use and development of land	The proposed redevelopment would promote the orderly and economic use of land by upgrading the existing stadium in accordance with the NSW Stadia Strategy.
(d) to promote the delivery and maintenance of affordable housing	Not applicable.
(e) to protect the environment, including the conservation of threatened and other species of	The proposal involves works to an existing structure on a previously highly disturbed and modified site, involves the removal of only four minor trees and would not adversely

native animals and plants, ecological communities and their habitats	impact any native animals and plants, including threatened species, populations and ecological communities, and their habitats.
(f) to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)	The proposed redevelopment would not have an adverse impact on nearby heritage items or conservation areas, as addressed in <b>Section 6.7</b> .
(g) to promote good design and amenity of the built environment	The proposed redevelopment exhibits design excellence as discussed in <b>Section 6.2</b> .
(h) to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants	Recommended conditions would ensure the proposed redevelopment works would be constructed in compliance with all relevant building codes and health and safety requirements.
(i) to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State	The proposal is SSD and therefore the Minister is the consent authority. The Department consulted with Council, SOPA and other relevant agencies on the proposal.
(j) to provide increased opportunity for community participation in environmental planning and assessment.	<b>Section 5</b> of this report sets out details of the Department's public exhibition of the proposal.

**Table 2** | Consideration of the matters listed under section 4.15(1) of the EP&A Act

Section 4.15(1) Evaluation	Summary
(a)(i) any environmental planning instrument	The proposed development is permissible under the provisions of the SSP SEPP ( <b>Section 4.3</b> ). The Department's consideration of other relevant EPIs is provided below.
(a)(ii) any proposed instrument	See below.
(a)(iii) any development control plan	Under clause 11 of the SRD SEPP, development control plans (DCPs) do not apply to SSD.
(a)(iiia) any planning agreement	Not applicable.

(a)(iv) the regulations <i>Refer Division 8 of the EP&amp;A Regulation</i>	The application satisfactorily meets the relevant requirements of the <i>Environmental Planning and Assessment Regulation 2000</i> (EP&A Regulation), including the procedures relating to applications (Part 6), public participation procedures for SSD and Schedule 2 of the EP&A Regulation relating to EIS.
(a)(v) any coastal zone management plan	Not applicable.
(b) the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Appropriately mitigated or conditioned - refer to <b>Section 6</b> of this report.
(c) the suitability of the site for the development	The site is suitable for the development as addressed in <b>Sections 4</b> and <b>6</b> of this report.
(d) any submissions	Consideration has been given to the submissions received during the EIS exhibition period and following lodgment of the RTS. See <b>Sections 5</b> and <b>6</b> of this report.
(e) the public interest	Refer to <b>Section 6</b> of this report.
Biodiversity values exempt if: (a) On biodiversity certified land (b) Biobanking Statement exists	Following a request from the Applicant, the Department, in consultation with the EESG, issued a waiver for the requirement to prepare a Biodiversity Development Assessment Report.  The waiver was issued due to the minimal potential impact on biodiversity from the proposed works to the existing stadium.

### Environmental Planning Instruments (EPIs)

#### State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)

The proposed redevelopment is SSD under section 4.36 (development declared SSD) of the *Environmental Planning and Assessment Act* (EP&A Act) as it comprises development on land identified as being within SOP and has a CIV in excess of \$10 million (\$596,333,416) under clause 2(f) of Schedule 2 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).

The redevelopment is also SSD under clause 13(e) of Schedule 1 of the SRD SEPP as it is development for the purpose of a major recreation facility with a CIV over \$30 million. Therefore, the Minister for Planning and Public Spaces is the consent authority.

## State Environmental Planning Policy (State Significant Precincts) 2005

The SSP SEPP seeks to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State for the benefit of the State. The SSP SEPP is the relevant EPI for the site and contains applicable zoning, development standards and other controls.

The site is located within the Sydney Olympic Park site, listed as a State Significant Precinct in accordance with Clause 7 and Appendix 11 of the SSP SEPP. An assessment of the proposal against the controls is contained in **Table 3** below and within **Sections 4.3** and **6.2** of this report.

**Table 3** | Department's consideration of the relevant sections of the SSP SEPP

Relevant Sections	Department's Consideration
<b>2 Aims of Policy</b>  The relevant aim of this policy is (c) to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.	Appendix 11 of the SSP SEPP sets out provisions relating to the orderly use, development or conservation of development within SOP (considered below).
<b>7 Land use zones</b>  (a) The site is zoned B4 Mixed Use.  (b) The consent authority must have regard to the objectives for development in a zone when determining applications.	The proposed redevelopment is permitted with consent within the B4 Mixed Use zone. Consideration of the proposal against the objectives of the zone is provided below.
<b>9 Zone B4 Mixed Use</b>  Zone B4 Mixed Use	The proposed redevelopment would be consistent with the following relevant objectives of the B4 Mixed Use zone: <ul style="list-style-type: none"><li>- to protect and promote the major events capability of the Sydney Olympic Park site and to ensure that it becomes a premier destination for major events</li><li>- to ensure the Sydney Olympic Park site becomes an active and vibrant town centre within metropolitan Sydney</li></ul>

- providing for a mixture of compatible land uses
- promoting ecologically sustainable development and minimising any adverse effect of land uses on the environment.

---

### 23 Public utility infrastructure

The consent authority must be satisfied that any public utility infrastructure (water, electricity, gas and sewage) that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

The EIS concluded that the proposed development would be appropriately serviced by public infrastructure, subject to installation of a third transformer at two existing substations.

The Department is satisfied all public utility services would continue to be available for the redeveloped stadium.

---

### 24 Major events capability

The consent authority must consider impacts of the proposal during major events at the SOP, including:

- (a) traffic generation on the local and regional road network;
- (b) management of crowd movement and transport;
- (c) functioning of major event infrastructure; and
- (d) emergency evacuation plans.

The proposed redevelopment would:

- not adversely impact the existing road network (**Section 6.6**)
- reduce the overall capacity of the stadium which would improve the management of existing crowd movements and transport
- improve the functionality of the existing stadium to host major events
- provide for a more functional and accessible stadium and would have no adverse impact on emergency evacuation plans.

---

### 25 Transport

The consent authority must be satisfied that the development includes measures to promote public transport use, cycling and walking.

The stadium is located within walking distance of SOP Train Station and various bus services. It is also well connected to the local bicycle network.

The EIS included a TIA outlining initiatives that would be pursued to maximise the use of sustainable

transport options when accessing the stadium (**Section 6.6**).

The Department recommends conditions be imposed requiring a detailed Green Travel Plan, including Travel Demand Management Strategy and Travel Access Guide, be implemented prior to commencement of use.

---

## 26 Master Plan

Development consent must not be granted for development on land within the SOP to which a Master Plan applies unless the consent authority has considered that Master Plan.

Detailed consideration of the relevant provisions of the 2018 Review is provided in **Table 5** below.

Development consent must not be granted for development on land within 400 metres of the Olympic Park Train Station unless the consent authority has considered whether the car parking requirements specified in the Master Plan should be reduced in respect of that development.

The site is located within 400 m of SOP Train Station. No changes to existing car parking within SOP are proposed (**Section 6.6**).

---

## 30 Design excellence

Development consent must not be granted for a new building unless the consent authority has considered whether the proposed development exhibits design excellence.

In considering whether proposed development exhibits design excellence, the consent authority must have regard to the following matters:

The Department considers the proposed development exhibits design excellence.

See **Section 6.2**.

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved;

(b) whether the form and external appearance of the building will improve the quality and amenity of the public domain;

(c) whether the building meets sustainable design principles in terms of sunlight, natural ventilation, wind,

reflectivity, visual and acoustic privacy, safety and security and resource, energy and water efficiency; and

(d) if a competition is held in relation to the development, the results of the competition.

### **State Environmental Planning Policy (Infrastructure) 2007**

The Infrastructure SEPP (ISEPP) aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and providing for consultation with relevant public authorities about certain development during the assessment process.

The redevelopment constitutes a traffic generating development in accordance with Clause 104 of the ISEPP as the redeveloped stadium would generate more than 200 vehicle movements.

The proposal was referred to Transport for NSW (TfNSW) and TfNSW (RMS) and no concerns were raised (**Section 5**). The Department considers the proposed development to be consistent with the ISEPP given the consultation and consideration of transport, traffic and parking issues in **Section 6.6**.

### **State Environmental Planning Policy No. 55 - Remediation of Land**

SEPP 55 aims to ensure potential contamination issues are considered in the determination of a development application. SEPP 55 requires the consent authority to consider whether the land is contaminated, and if so, whether the land is suitable for the purposes of the proposed development.

Proposed subsurface works comprise drilling of up to 100 piles for the new stands and possible relocation of underground services.

A Preliminary Site Investigation (PSI) was submitted with the application. The PSIR concluded there are no site conditions that would preclude the ongoing use of the site as a major sports and entertainment facility. It further confirms the proposed works would not impact the maintenance of the existing remediation notice (no. 28040) applying to surrounding land.

The EPA have raised no concerns subject to preparation of an unexpected finds protocol.

The Department is satisfied remediation of the site is not required as the site is not contaminated and the site is suitable for the ongoing use of the stadium redevelopment.

### Draft Remediation of Land State Environmental Planning Policy

The Department is reviewing all State Environmental Planning Policies to ensure they remain effective and relevant and SEPP 55 has been reviewed as part of that program. The Department recently published the draft Remediation of Land State Environmental Planning Policy (Remediation SEPP), which was exhibited until April 2018.

Once adopted, the Remediation SEPP will retain elements of SEPP 55, and add the following provisions to establish a modern approach to the management of contaminated land:

- require all remediation work that is to be carried out without development consent, to be reviewed and certified by a certified contaminated land consultant
- categorise remediation work based on the scale, risk and complexity of the work
- require environmental management plans relating to post-remediation management or ongoing management of on-site to be provided to Council.

The new SEPP will not include any strategic planning objectives or provisions. Strategic planning matters will instead be dealt with through a direction under section 117 of the EP&A Act.

The Department considers the proposed development is consistent with the draft Remediation SEPP subject to the recommended conditions discussed above.

### Sydney Olympic Park Master Plan 2030 (2018 Review)

The 2018 Review provides specific design controls regarding sustainability, public domain, event controls, land use and density, building form and amenity, access and parking, transport strategies and infrastructure, landscaping and community infrastructure. The relevant controls are addressed in **Table 4** below.

**Table 4** | Consideration of the relevant provisions of 2018 Review

General controls and guidelines	2018 Review Requirements	Consideration
<b>4.2 Sustainability</b>	<ul style="list-style-type: none"> <li>• Engage an Ecologically Sustainable Design consultant as a core member of the project team.</li> <li>• Connect all new development to Sydney Olympic Park’s recycled water system.</li> <li>• Prioritise use of sustainable materials.</li> <li>• All developments must consider and address the impacts from climate change.</li> </ul>	Meets requirements.
<b>4.3 Public Domain</b>	<ul style="list-style-type: none"> <li>• Building heights and setbacks should be configured to ensure that the urban domain affected by the proposed development receives a daily minimum of two hours of direct sunlight between 9.00am and 3.00pm on 30 June. Public parks should receive a minimum of two hours of direct sunlight between 9.00am and 3.00pm on 30 June for at least 30% of the park.</li> </ul>	Meets requirements ( <b>Section 6</b> ).
<b>4.4 Event access and Closures</b>	<ul style="list-style-type: none"> <li>• Event Impact Statement to be provided – SOPA to assess event impact of each proposal in accordance with Major Event Impact Assessment Guidelines.</li> </ul>	Meets requirements.

<b>4.5 Land Uses and Density</b>	<ul style="list-style-type: none"> <li>Land uses are to comply with permitted land uses for the relevant precinct.</li> </ul>	No change of land use proposed.
<b>4.6 Building Form and Amenity</b>	<ul style="list-style-type: none"> <li>Each application is to include a Disability Access Strategy.</li> </ul>	Meets requirements.
	<ul style="list-style-type: none"> <li>To ensure the highest quality design for key sites in Sydney Olympic Park, a design competition is required for sites identified in the Design Competition Sites Plan.</li> </ul>	Site not identified for a design excellence competition.
	<ul style="list-style-type: none"> <li>Applicants for a new development must prepare a report by a suitably qualified acoustic consultant assessing the possibility of land use conflicts as a result of the development.</li> </ul>	Meets requirements ( <b>Section 6</b> ).
	<ul style="list-style-type: none"> <li>Submit a Waste Management Plan with all Development Applications to the satisfaction of Sydney Olympic Park Authority.</li> </ul>	Meets requirements ( <b>Section 6</b> ).
<b>Stadia Precinct Controls</b>		
<b>5.4.3 Floor Space Ratio Controls</b>	<ul style="list-style-type: none"> <li>No FSR control for the stadium.</li> </ul>	N/A
<b>5.4.4 Land Use Controls</b>	<ul style="list-style-type: none"> <li>Site identified as a venue and operational zone on the Land Uses Plan.</li> </ul>	Continued use of the site as a venue proposed.
<b>5.4.5 Building Height Controls</b>	<ul style="list-style-type: none"> <li>No height control for the stadium.</li> </ul>	N/A Note: No increase in the maximum height of the existing stadium proposed.
<b>5.4.6 Building Zone and Setback Controls</b>	<ul style="list-style-type: none"> <li>Site development, including permissible building zones, shall be in accordance with the Building Zones and Setbacks Plan.</li> </ul>	No changes to existing setbacks proposed.
<b>5.6.7 Event Controls</b>	<ul style="list-style-type: none"> <li>Ensure all development can accommodate changes to access during major events.</li> </ul>	The proposed redevelopment would not impact access during major events. Vehicle access to the stadium would remain as existing.
<b>5.4.8 ANZ Stadium and Arena Controls</b>	<ul style="list-style-type: none"> <li>Various controls related to areas around the stadium and arena.</li> </ul>	No works are proposed to these areas.

### Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005)

The site is located within the area identified as the Sydney Harbour Catchment under the SREP 2005 but is outside of the area identified as the Foreshore and Waterways Area. On this basis, the proposal

is not subject to controls under the SREP 2005 or associated Development Control Plan apart from consideration of matters raised under section 13 of the SREP 2005.

The proposed redevelopment is located on the western edge of the SOP town centre, over 900 m from the Homebush Bay foreshore. Although the stadium is visible from Homebush Bay, it is significantly separated from the foreshore and any views of the new roof elements would also be seen with a backdrop of various towers within the SOP town centre. The Department notes there would be no increase in the maximum height of the stadium and considers the proposed works to be appropriate in the context of the character of the existing stadium and wider SOP.

The Department also considers the proposed redevelopment exhibits design excellence and notes SOPA's DRP have raised no concerns. Accordingly, and considering the site's distance from the foreshore, the Department considers the proposed redevelopment is unlikely to impact on the visual qualities of Sydney Harbour.

The proposed redevelopment includes augmenting existing stormwater drainage systems to cater for increased flow from the increased size of the stadium roof.

The Department concludes the proposed development is consistent with the relevant planning principles of SREP 2005 and would also have minimal impact on the Sydney Harbour Catchment.

#### **Draft Environment State Environmental Planning Policy 2017 (draft Environment SEPP)**

The Explanation of Intended Effect for the draft Environment SEPP was exhibited from 31 October 2017 to 31 January 2018. The draft SEPP proposes revisions to current SEPPs to remove unnecessary or outdated policy and locate provisions in the most appropriate level of the planning system. The draft SEPP includes the repeal and replacement of the SREP 2005. As SOP falls within the SREP 2005 catchment, it is likely to be captured by this new policy. However, the Department does not anticipate the proposed redevelopment would result in any non-compliances with the new provisions of the SEPP.

#### **Other Policies**

##### **Ecologically Sustainable Development**

The EP&A Act adopts the definition of ESD found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- the precautionary principle
- inter-generational equity
- conservation of biological diversity and ecological integrity
- improved valuation, pricing and incentive mechanisms.

The proposed works have been designed to achieve a 5-Star Green Star rating through a range of sustainability measures and ESD initiatives, including:

- energy efficient opportunities such as LED light fittings, installing intelligent electricity control and monitoring systems to control energy usage
- designing the new façade to maximise thermal performance and minimise air leakage
- installing PVC cells on the roof of the external circulation ramps
- water efficiency opportunities such as rainwater reuse, water efficient fittings and fixtures, installing more efficient cooling towers as required, installing monitoring and metering for new water systems to manage water consumption
- sustainable and active transport opportunities such as implementing travel demand strategies.

The Department has considered the project in relation to the ESD principles. The Precautionary and Inter-generational Equity Principles have been applied in the decision-making process by a thorough assessment of the environmental impacts of the project. Overall, the proposal is generally consistent with ESD principles and the Department is satisfied the proposed sustainability initiatives will encourage ESD, in accordance with the objects of the EP&A Act.

## Appendix E – Recommended Instrument of Consent

The recommended conditions of consent can be found on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/13956>