

## 2.0 Strategic context and need for the Project

This chapter describes the strategic context of the Project within the State planning and policy framework, and explains the need for the Project, from both regional and local perspectives.

### 2.1 Project objectives

The objectives of the Project are listed below and have been used to guide the development of the Concept Proposal:

- Provide a high quality, designated Tier 2 facility with a capacity of up to 30,000 for Western Sydney with the capability to host world class sporting and entertainment events;
- Increase the utilisation and financial and community returns of NSW Government owned major stadia;
- Provide sufficient infrastructure to accommodate all NSW national sporting competition franchises at both national and international level;
- Facilitate an improved co-ordination of event days within NSW and remove competition for event content between NSW Government owned venues; and
- Be a catalyst for further development and the achievement of broader community objectives of the NSW Government.

The objectives of the Project have been identified in response to the strategic context and project need as detailed in **Section 2.2** and **Section 2.3**.

## 2.2 Strategic planning and policy context.

### 2.2.1 NSW State Priorities

On 14 September 2015, the NSW government identified a number of priorities for the state to grow the economy, deliver infrastructure, protect the vulnerable, and improve health, education and public services across NSW (referred to as the “State Priorities”). The redevelopment of Western Sydney Stadium is identified as a key infrastructure project under the “building Infrastructure” priority.

#### **Building infrastructure**

The NSW Government has committed to an investment program to boost the development of infrastructure across the State. By doing so the NSW Government seeks to address the needs of a growing population, to reduce the pressure on existing infrastructure and to ensure NSW residents have access to high quality transport, water, education, health, sports and arts infrastructure.

The Project will directly meet the building infrastructure priority by providing the proposed Western Sydney Stadium, a sporting and entertainment venue which will have the capacity to support a wide range of high profile events for many years to come.

The investment in this Project is likely to generate significant economic benefits for Parramatta not only through an increase in overall capacity of the stadium which would allow for larger events to be hosted, but also through facilitating urban renewal of the precinct. The Western Sydney Stadium will enable hosting of additional high-profile events in Parramatta and an increased level of visitation to the region. These visitors, along with additional business opportunities created by the stadium development will generate and increase economic activity and growth within Parramatta.

### 2.2.2 Rebuilding NSW – State Infrastructure Strategy

The State Priorities are supported by the *Rebuilding NSW – State Infrastructure Strategy 2014*, which is aimed at further boosting the vibrancy and competitiveness of the State. About \$20 billion will be invested in new infrastructure across NSW as part of the Strategy. A rectangular stadium for Western Sydney is identified under this Strategy to provide appropriate capacity and facilities to house high-profile events.

The current size and dated layout of the existing stadium precludes certain high profile events being staged at the Site and also falls short of providing optimal capacity for other events. The Project responds to the State Infrastructure Strategy and the need for increased capacity and modern facilities by providing a Western Sydney Stadium with a capacity of 30,000 spectators. This 50% increase in capacity alongside a modern stadium complex would allow a variety of local, regional, national and international level sporting events and entertainment to be successfully hosted such as:

- Finals matches for sporting franchises;
- Asian Champions League football matches;
- FFA Cup football matches;
- International sporting events (e.g. Matildas);
- Concerts;
- Cultural and community events;
- Business events; and
- Other entertainment events (e.g. motocross).

In addition to investing in sporting infrastructure for Western Sydney, the Project would contribute to promoting Parramatta as a second CBD and creating a Parramatta Cultural and Sporting Precinct by providing a modern stadium for national and international events in walking distance from Parramatta CBD and other existing and future transport options (such as the Parramatta Light Rail).

### 2.2.3 A Plan for Growing Sydney

*A Plan for Growing Sydney (NSW Government, 2014) (Growing Sydney)* aims to promote the growth of Sydney by guiding land use planning decision making for the next 20 years. It provides a framework based around the following four key goals:

- Goal 1 – To develop a competitive economy with world-class services and transport
- Goal 2 – To deliver greater housing choice to meet changing needs and lifestyles
- Goal 3 – To create strong, healthy and well-connected communities
- Goal 4 – To safeguard the natural environment

The Project has the opportunity to contribute a number of priority directions and actions set out in *A Plan for Growing Sydney*, including:

- Growing Greater Parramatta as Sydney's second CBD;
- Transforming the productivity of Western Sydney through growth and investment;
- Establish a new Priority Growth Area – Greater Parramatta to the Olympic Peninsula; and
- Delivering the infrastructure that is needed to achieve the above goals.

*A Plan for Growing Sydney* presents a vision for Sydney as a strong global city and the nation's economic and financial powerhouse. In this context it emphasises the need to invest in developing key infrastructure projects in Parramatta, an action that is being realised through the investment in the Western Sydney Stadium.

Specifically, under 'delivering infrastructure', *Action 1.11.4: Commence planning and the development of a business case for new sports facilities for Western Sydney* outlines the government's commitment to:

- "assessing options for rectangular stadia at Parramatta/Sydney Olympic Park;
- identifying long-term options for the construction of an outer Western Sydney Stadium with the appropriate capacity and facilities to house high profile events; and
- undertaking planning for delivery of new or upgraded stadia facilities in Western Sydney."

The Project responds to the planning and delivery of a new stadium in Western Sydney, with the appropriate capacity and facilities to house high profile events.

The overarching priorities for Parramatta outlined in *A Plan for Growing Sydney* include providing capacity for additional mixed-use development in the CBD and surrounding precincts, including a sports precinct around the stadium. The Project is consistent with *A Plan for Growing Sydney's* key directions and actions in relation to infrastructure delivery and its strategic priorities for Parramatta.

#### **2.2.4 NSW Stadia Strategy**

The NSW Stadia Strategy 2012 provides a framework for the NSW Government's investment in major stadia to ensure it provides an optimal mix of venues and that its major stadia remain competitive with those in other states. Under the Strategy, Parramatta Stadium is classified as a Tier 2 stadium, being a stadium with a capacity of 20,000 – 40,000 spectators.

The Strategy includes provision of a Tier 2 stadium in Western Sydney, with options including redevelopment of an existing stadium or developing a new stadium in a strategic location.

The 2015 Stadia Strategy Implementation Report, which follows on from the 2012 Stadia Strategy, makes a number of recommendations on key stadia projects. These include a Priority 1 Immediate recommendation to construct a new dedicated rectangular stadium in Central Western Sydney with a capacity of 30,000 seats to host rugby league, rugby union, football matches and concerts to replace the existing Parramatta Stadium.

The Project would provide 30,000 seats within the site of the existing Parramatta Stadium. The Project actively seeks to increase utilisation of the stadium by increasing the capacity to enable a range of other events to be held.

#### **2.2.5 NSW Long Term Transport Master Plan**

The NSW Government's Long Term Transport Master Plan 2012 sets out a framework for the delivery of an integrated, modern transport system for the State. This plan is supported by a range of short and long-term actions that are designed to guide the transformation of the NSW transport network. A long-term plan highlighted in this document is to increase the capacity of Sydney's rail and light rail networks and existing infrastructure facilities.

The Western Sydney Stadium would support the NSW Long Term Master Plan by being conveniently accessible by public transport infrastructure. The Project aims to encourage visitors to take advantage of the growing public transport network at Parramatta by providing improved pedestrian access to public transport, urban plazas designed for pedestrian capture and limiting available parking on event days.

#### **2.2.6 Sydney's Cycling Future 2013**

*Sydney's Cycling Future 2013* is the NSW Government's long-term plan to prioritise and provide for cycling in Sydney. The Transport Master Plan and Sydney's Cycling Future provide the strategic policy direction to ensure "that the needs of bike riders are built into the planning of new transport and infrastructure projects". The Project would support Sydney's Cycling Future objectives by:

- Maintaining and, where feasible, improving network connectivity; and
- Promoting cycle and pedestrian access to and from the Stadium by providing an appropriate level of cycling infrastructure, e.g. lockable racks and clearly identified cycling storage areas, for those that ride to and from the stadium.

#### **2.2.7 Sydney's Walking Future**

Sydney's Walking Future aims to encourage walking trips in Sydney through actions that make pedestrian access more convenient, better connected and safer. The more people walk, the more socially engaged the community becomes and the safer people feel when walking for transport. Increasing the walkability of Sydney will also support the development of an integrated transport system for the city, reducing congestion on roads and freeing up capacity on key public transport corridors. Increasing walking activity can also contribute significantly to community health and wellbeing. The Project will support Sydney's Walking Future by

- Maintaining and improving pedestrian network connectivity, e.g. connections via the Parramatta River and Parramatta Park walking trails;
- Promoting the use of the public transport, e.g. Parramatta light rail; and
- Promoting pedestrian access to and from the Stadium by minimising car parking availability in and around the stadium and providing improved access and circulation from O'Connell Street.

### 2.2.8 Healthy Urban Development Checklist

The Healthy Urban Development Checklist has been created in recognition of the need to assist health professionals in contributing to healthy urban design and development and to more actively participate in, and influence, urban planning and development processes.

The checklist allows for greater inclusion of public health considerations in urban planning and development by asking:

- What are the health effects of the urban development policy, plan or proposal?
- How can the development policy, plan or proposal be improved to provide better health outcomes?

The ultimate goal of implementing the Healthy Urban Development Checklist is to ensure that the development of, and investment in infrastructure will consider impacts on the health of communities and attempt to improve health outcomes or limit impacts on the population.

The Project considers the aims and goals of the Healthy Urban Development Checklist by promoting accessible and pedestrian friendly spaces, connection and linkages to public transport, and activated public domain and landscape elements.

### 2.2.9 Parramatta 2038

Parramatta 2038 adopted by City of Parramatta Council provides a long-term vision and strategy to expand the potential of the Parramatta and greater Western Sydney region. In this vision, Parramatta City is a key player in maintaining and developing the National economic significance of greater Sydney while being a vibrant city, home to a diverse community. This strategy also aims to develop Parramatta as a centre of excellence in research, education and enterprise.

Parramatta 2038 is underpinned by a number of key strategies, the most relevant of these to the Project include:

- **Economy:** Parramatta's economic growth will help build the City as a centre of high, value-adding employment, driving economic growth for Western Sydney. This vision is supported by the Parramatta Economic Development Strategy, which presents a 25-year vision and five-year strategy for Parramatta. The strategy prioritises job growth and calls for actions around identity, business, labour, property, urban vitality and infrastructure.
- **People and neighbourhoods:** People and Neighbourhoods strategies for 2038 focuses on celebrating the unique character of Parramatta, with a focus on: community safety, active citizenship, social networks, quality neighbourhoods, and connecting local arts, culture, sport and community organisations. The vision aims to cultivate a city of inclusivity, education, success and accessibility, with a strong community spirit.
- **Culture and sport:** The culture and sport objective aims to use art, entertainment and culture as an economic driver to encourage local creative enterprises, attract events, encourage active engagement, celebrate diverse cultural perspectives and boost the local day and night economy. This objective will be achieved by investing in regional facilities such as Riverside Theatres, by activating the Parramatta River and by working with partners such as the Western Sydney Wanderers, Parramatta Eels, Australian Turf Club (ATC) and Sydney Festival.

The Project would directly meet or complement these strategies by investing and developing a sports stadium that will be an enhanced venue for the Parramatta Eels and Western Sydney Wanderers, further fostering that partnership. The Project will also increase patronage to Parramatta CBD, as it would provide a main access hub to the stadium and promote the entertainment and sporting culture. In addition, as a central location for events and gatherings, the Project will provide opportunities for building community spirit within Parramatta.

### 2.2.10 Parramatta North Urban Transformation Program

UrbanGrowth NSW has led a whole of Government planning process for the renewal for a 30 hectare site known as Parramatta North, located to the immediate north of the existing stadium. The original framework masterplan comprised an area of 146 hectares of Government land across four precincts: Parramatta Park Precinct, the Cumberland Precinct, Old Kings School Precinct and the Sports and Leisure Precinct. The Parramatta North area was rezoned in November 2015 for a mix of residential and employment uses in a variety of building typologies and heights.

The stadium was deferred from the rezoning to enable further planning of these areas. The Premier's announcement of the redevelopment of the stadium in September 2015 will further contribute to the urban renewal of Parramatta North and promote connectivity to the surrounding precincts.

## 2.3 Project need and benefits

The current Parramatta Stadium, some 30 years old, is unable to meet the contemporary needs of the community and it is not a viable long term base for current franchisees. When considering the existing stadia network and capacity to host the NSW major sporting event calendar, the lack of a Western Sydney Stadium solution could potentially result in one (or more) of the following scenarios (over the medium to longer term):

- Existing franchises being required to take some home matches to other venues;
- Low utilisation forcing existing franchises to seek full time relocation; and/or
- Existing franchises closing their businesses due to a lack of appropriate facilities.

If one or more of these scenarios are realised, it could result in an outflow of economic activity from the region. The flow on effect from this could generate social, community and political challenges.

### Need for capacity

The existing stadium is recognised as the home of the Parramatta Eels NRL team and the Western Sydney Wanderers A-League team. Moreover, the stadium has hosted numerous rugby league, rugby union and football internationals in addition to other significant national and international sporting events.

Analysis of the top attendance figures recorded at the stadium since it was opened over 30 years ago in March 1986 recognises the need for increasing overall capacity. The highest attendance was at the Parramatta Eels vs. West Tigers NRL game in April 2005, which at 21,141 spectators was 2% more than the stadium capacity. In summary, it was also noted that:

- NRL games dominate top attendances, in particular between 2005 and 2009 with five games being hosted by the Parramatta Eels exceeding 97% capacity; and
- Recent attendance figures show Western Sydney Wanderers games also exceeding 97% capacity.

This suggests that both the Western Sydney Wanderers and Parramatta Eels have a latent fan-base that could exceed the existing capacity. Additional events and teams playing at the existing stadium could also therefore exceed the existing capacity.

### Need for security and safety

The size and location of security zones are critical to the performance of the stadium with capacity crowds and during an emergency. The existing stadium does not meet current security requirements for modern stadia, with bottlenecks and congestion currently occurring on event days at the site. Redesign of the stadium layout is therefore needed to ensure public safety and improve security.

### Strategic need

The need for the Project is strongly tied to key strategic plans for the State. These plans outline the need for economic growth, delivery of infrastructure, community and cultural improvements, in particular with a focus on Western Sydney. Parramatta is identified as a gateway to Western Sydney and as Sydney's second CBD. There is a need to support Parramatta's growth through a number of supporting actions. One key action is the delivery of the Western Sydney Stadium. While these plans have been previously discussed in **Section 2.1**, key drivers for the Western Sydney Stadium are:

- *A Plan for Growing Sydney* identifies Parramatta as Sydney's second CBD and includes a number of overarching priorities for Parramatta, including investing in sporting infrastructure for Western Sydney.
- *The NSW Stadia Strategy 2012* highlighted the need to consider options for a Tier 2 stadium in Western Sydney to meet future demand. The stadium options included redeveloping an existing stadium or developing a new stadium in a strategic location. The Project represents an opportunity to develop a new stadium on the existing site, leveraging off the existing fan base for key sporting teams and its strategic position close to the Parramatta CBD, Sydney's second CBD. It also helps achieve consolidation of stadia in NSW in accordance with the Stadia Strategy.

- Directly investing in sporting infrastructure, this Project will meet the Governments objectives of *“Building Infrastructure”*. This will be achieved by investing in the creation of a rectangular sports stadium in Parramatta with a 30,000 seat capacity with the ability to attract and support world class sporting and entertainment events. The Project will contribute to the creation of a Parramatta Cultural and Sports Precinct and the growing of Parramatta as a second CBD as the improved stadium infrastructure will have the capacity to attract national and international events to NSW.
- The Project will also assist in creating hundreds of jobs, encouraging the use of public and active transport and creating a centre for building community spirit and connectivity. This will result in positive productivity, growth and connectivity for the Parramatta region, directly support or complementing a number of the strategic objectives for the region, as outlined in the *NSW Long Term Transport Master Plan, the Healthy Urban Development Checklist, Sydney’s Cycling Future* and *Parramatta 2038*.

### Benefits for Western Sydney

The Project presents an opportunity to meet the needs of Sydney’s growth in the west, to promote a number of opportunities such as Parramatta North Urban Transformation and connect to transport improvement projects such as the Parramatta Light Rail. The Project presents a unique opportunity to transfer activity and benefits to the Western Sydney region. Benefits of the Project include:

- Improved liveability of Western Sydney – through the provision of sporting, entertainment, arts, conference and community venues that would be generated by the stadium, improving social and economic outcomes for residents;
- Improved financial viability of sporting franchises – a new stadium would provide sporting franchises with the ability to generate greater commercial returns;
- Greater use of public transport – a number of recent and major development and redevelopment projects have been able to promote the greater usage of public transport to and from major events;
- Attraction of major events – a new stadium with greater capacity in Western Sydney would provide the Greater Western Sydney region with facilities that meet the needs of the sporting community now and into the future, and are also of sufficient scale and quality to cater for national and international events, concerts and other entertainment events; and
- Other social benefits – a number of social benefits including potential improvements to sporting participation, social cohesion, civic pride, and regional volunteering opportunities.

## 2.4 Project options and alternatives

### 2.4.1 Project Options

Three options were considered with regards to providing a multi-use Tier 2 sporting stadium for Western Sydney.

- Option 1 - Base Case Option – ‘Do nothing’ (status quo)
- Option 2 – Major redevelopment of the existing Parramatta Stadium (Parramatta Stadium Upgrade)
- Option 3 – Development of a new stadium at the current, expanded or an alternative Western Sydney location (Western Sydney Stadium Project)

#### Option 1 “Do Nothing”

The ‘do nothing’ scenario involved Parramatta Stadium remaining in situ. This option would require minor upgrades to be delivered to the existing stadium to increase capacity from approximately 20,700 to 24,700 and to address current safety issues.

This option did not address the ongoing service needs of the greater Western Sydney community and did not meet the Project objectives (and therefore the strategic planning outcomes) outlined above. It is estimated that the life span of the current Parramatta Stadium will not extend beyond 2025/26. The current layout of the existing stadium also creates pinch points which fall below current stadium design and safety standards. By 2026, it is expected that Parramatta Stadium would no longer be capable of hosting national sporting competitions or other national and international events.

### Option 2 “Parramatta Stadium Upgrade”

This option involved a progressive redevelopment of Parramatta Stadium to increase its seating capacity from 20,000 to 30,000. Expansion of capacity within the existing Site would involve a number of modifications that, in the context of the existing site constraints and overall objectives for modernising the stadium, would be difficult to achieve. Further, it would not provide significant opportunity to alter existing internal layouts, overall built form and address existing accessibility issues.

Existing physical constraints limit the development potential of the Site both for upgrade and new development. These constraints include Parramatta River to the west, O’Connell Street and the Parramatta Swimming Centre to the east, and Parramatta Leagues Club to the north. An upgrade of the existing stadium in its current location would likely impact one or more of these constraints to achieve the desired objectives and meet current access requirements. It was also considered that the potential for improved accessibility and opportunity for additional uses would be limited under this option.

### Option 3 “Western Sydney Stadium Project”

This option involves the construction of a new stadium for Western Sydney. It was determined that the location for the new stadium would be the site of the current Parramatta Stadium as it would complement the current strategic direction and growth of Parramatta. The new Stadium would be designed with a capacity of 30,000, including 27,000 general admission seats, 3,000 corporate seats and the option of 1,000 safe standing seats. Development of a new stadium would meet all of the Project objectives listed above. However in order to meet access requirements to this facility, Parramatta Swimming Centre would need to be relocated.

### Conclusion

Option 2 and Option 3 were both determined to meet the Project objectives, however, Option 3 was preferred as it allowed the objectives to be met more sustainably over the long-term. Option 3 was also considered the best option to address the NSW Stadia Strategy design principles and most likely to align with and support potential surrounding developments such as the Parramatta North Urban Transformation Program.

#### 2.4.2 Alternatives of the Preferred Option

In developing the concept proposal for the Western Sydney Stadium a number of alternatives were therefore considered, primarily in relation to the location of the stadium bowl, access to the site, stadium facilities, and car parking provision and arrangements.

Alternatives were considered in order to respond to a number of the key constraints across the Site (including adjacent sensitive land uses, contamination, heritage views, and riparian areas) as well as:

- Existing topography and desire to minimise excavation/fill;
- Visual impact upon significant and historical views from the extended context;
- Proximity to O’Connell Street; and
- Circumferential pedestrian curtilage allowing ease of access to stadium.

Alternatives for the stadium included consideration of:

- The stadium bowl in its current (Parramatta Stadium) location. However, to meet the increased capacity, increased height and width of the stadium would impact sensitive riparian areas towards Parramatta River;
- The stadium bowl located south of its current location. However, this would impact key sight lines and view points from the world heritage listed Old Government House;
- Increased depth of the stadium below ground level to reduce overall visible height. However, increased depths would result in greater construction and operational complexities associated with potential groundwater interference and contamination potential;
- Increased stadium width to fit the increased capacity within an overall height consistent with the existing stadium. However, this would have an overall increased impact footprint; and
- A combination of the above.

The current concept proposal was selected as the preferred option as it provided the opportunity to maximise the development with the least amount of physical constraints and provided a strong foundation to further develop the design in future.

In addressing existing site constraints, the concept proposal has:

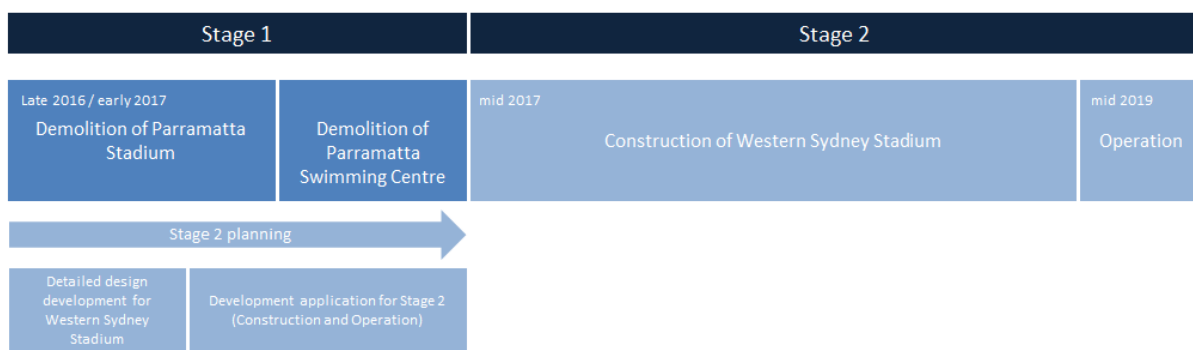
- Acknowledged existing site conditions and preferred stadium orientation while fitting in with the local context;
- Addressed O'Connell St in a manner that recognises its future character and role as the primary pedestrian threshold into the site. This includes providing adequate space to allow for pedestrian flows;
- Avoided any obstruction of heritage related view corridors prescribed within the Conservation Agreement relating to Old Government House and Domain (OGHD), first and foremost the vista between OGHD and the Former Kings School and Saint Patrick's Cathedral;
- Minimised costly excavation by siting the stadium edge to the north of the training field mound. Further excavation can be avoided by overlapping the footprint of the existing Parramatta stadium;
- Provided adequate curtilage to Parramatta River embankment to preserve its scenic quality and permit development of future river corridor public domain;
- Provided adequate curtilage to Old Kings Oval and allow for future synergetic opportunities between the two facilities;
- Orientated playing field within +/-15 degrees from true north;
- Allowed for direct visual connections with main stadium entrances from both Victoria Road and O'Connell Street;
- Allowed for a ring road around the stadium that utilises existing carpark entrances to the north (Carpark Entry off Victoria Road) and south (PPT Carpark entry) of the stadium; and
- Allowed sufficient space north of the stadium to provide for a future development area with possible connections to both the stadium and the redeveloped Parramatta Leagues Club.

### 3.0 Description of the proposal

This chapter provides a description of Stage 1 of the Project, comprising the Western Sydney Stadium concept proposal and the demolition works for the existing stadium (the Proposal). INSW on behalf of VenuesNSW is seeking approval for the Proposal under a Section 83B SSD Application. Specifically:

- Concept proposal for the Western Sydney Stadium, including parking and access facilities, ancillary infrastructure and landscaping; and
- Staged demolition and removal of the existing stadium and associated infrastructure, including the existing stadium and the associated hardstand areas where required (footpaths, roads, car parks etc.) and the Parramatta Swimming Centre.

The staging and timing of the Project is shown in **Figure 3-1**.



**Figure 3-1 Staging of the Western Sydney Stadium Project**

The concept proposal for Western Sydney Stadium is presented in **Figure 1-4** and **Appendix B**. The EIS has considered a conservative maximum gross floor area (GFA) and is supported by a set of Urban Design and Public Realm Guidelines (**Appendix C**) that will guide the detailed design and future development of Western Sydney Stadium under Stage 2 of the Project.

The EIS has also considered the initial construction early work package (i.e. the demolition works) to be undertaken as part of Stage 1 of the Project. The demolition works area is shown in **Figure 1-5**.

Works associated with the removal of below ground infrastructure, excavation works, and construction of the Western Sydney Stadium will be assessed under Stage 2, once a detailed design has been finalised.

While not subject of this current development application, it is noted that due to the proposed area required to facilitate the concept proposal, some adjustment of property boundaries may be required in the future. An indication of the likely reallocation or transfer of land has been provided in **Appendix B**. However, this would be subject to a separate process and land tenure agreement with Parramatta Park Trust.

#### 3.1 Site context and surrounding land uses

The central portion of the Site is occupied by the existing Parramatta Stadium consisting of spectator stands on the east and west, adjoining earth spectator terraces on the north and south. The stadium surrounds are comprised of asphalt paved vehicle parking areas to the north and northeast, landscaped/grass earth mounds to the north west of the stadium; an asphalt paved vehicle parking area and grounds keeping infrastructure to the west of the stadium; and a former practice field to the south of the stadium.

The demolition works excludes two predominantly vegetated areas to the north and west, and part of the training field (refer to **Figure 1-5**). No activities or impacts are proposed in these excluded areas as part of the Proposal. Vehicular access to the existing stadium is provided via an entry/exit point on O'Connell Street at the intersection of O'Connell Street and Victoria Road. Access to the rear/west side of the stadium is provided via an internal access road. This access road also leads to the carpark to the west of the existing stadium, and Old Kings Oval to the south west.

The Site and surrounding local area has been used for sporting and recreation purposes since the 1840s when a portion of the Old Government House site (north of Parramatta River) was allocated as a racecourse. The racecourse was then subsequently divided into three separate ovals from 1858-1887, and used for cricket, rugby

league (NRL) and rugby union games. The existing stadium was then constructed on the site of the old Cumberland Oval in 1985 and commenced operation in 1986.

The stadium was upgraded during 2002-2003, involving a conversion of several grassed hilled areas to terraces to provide additional seating for spectators, thereby increasing capacity to the current provision of 20,000 seats. The existing stadium is now one of Sydney's key stadia for major sports, and is the home stadium for the Parramatta Eels NRL team, the Western Sydney Wanderers A League soccer team and Greater Sydney Rams National Rugby Championship team.

A key feature of the local area is the Parramatta River located to the west and south of the Site. This river eventually flows into Sydney Harbour approximately 20 kilometres south east of the Site. Parramatta Park extends across Parramatta River to the west of the Site and includes the world heritage listed Old Government House and Domain, located approximately 200 metres south west of the Site.

Other surrounding land uses include:

- Parramatta Swimming Centre and associated car park located within the south east portion of the Site. On weekdays, the car park is used by commuting residents and serves as customer parking for the swimming centre. On sporting event days, the car park is used by the customers of the swimming centre during the day, and rented by Venues NSW for patron parking in the evening;
- Old Kings Oval located south west of the Site. Vehicular access to the oval is provided via an existing internal access road (within the Site) north of the carpark to the west of the stadium;
- Parramatta Park located to the west across the Parramatta River;
- Parramatta Leagues Club and associated surface car park to the north and immediately adjacent to the Site; and
- Cumberland Hospital located further north along O'Connell Street.

Other notable land uses include low density residential development (to the east and north east of the Site), and mixed use and public recreation zones. A number of schools and places of worship (our Lady of Mercy College and St Patricks Cathedral) are also located within surrounding areas. Commercial developments associated with the Parramatta CBD are located further south east of the Site and include Novotel Sydney Parramatta, Parramatta Riverside Theatre, and numerous commercial, retail and food and beverage facilities.

The Site was originally part of the masterplan of the Parramatta North Urban Transformation program (PNUT) led by UrbanGrowth NSW (the Sports and Leisure Precinct). However, it was later excluded to allow for further planning associated with redevelopment of the Western Sydney Stadium.

## 3.2 Concept Proposal for Western Sydney Stadium

### 3.2.1 Western Sydney Stadium

The Western Sydney Stadium Concept Proposal is shown in **Figure 1-4** and **Appendix B**, and provides for:

- a maximum total GFA of approximately 60,000 m<sup>2</sup> (excluding the playing pitch) for the stadium development, including:
  - additional seating for approximately 10,000 more spectators in a seating bowl with 30,000 seats, including 27,000 general admission seats and 3,000 corporate seats;
  - playing pitch;
  - five levels of premium box/terrace, function/lounge offerings and a number of suite offerings;
  - flood lighting, stadium video screens and other ancillary fittings;
  - additional facilities for team, media, administration and amenity, including:
    - police facility and security office
    - players changing rooms
    - ticket gates and ticket boxes
    - media interview rooms

- green room
  - production suite and joint operation control room
  - event briefing rooms
  - hirers office and patron services offices
  - first aid facilities
  - loading docks for deliveries
  - food, beverage and retail facilities.
- a maximum GFA of approximately 20,000 m<sup>2</sup> for future development of ancillary uses within the northern corner of the Site;
  - transport, parking and accessibility;
  - public domain elements; and
  - landscaping elements throughout the Site.

Facilities for premium offerings, players, media and broadcasting, administration and deliveries/waste would be located on the western side of the stadium to maximise integration of servicing logistics and internal infrastructure.

In determining the maximum allowable limits for the concept proposal, an envelope assessment was undertaken to consider the massing and built form of the proposed stadium. The envelope is shown in further detail at **Appendix B** and identified the height of the stadium envelope at RL 42.5.

The concept proposal is supported by a set of Urban Design and Public Realm Guidelines (CHROFI, 2016) provided at **Appendix C**, which further detail design principles such as stadium placement, site circulation, landscape and architectural expression. The key structural elements of the concept proposal are shown in **Figure 3-2**.

### 3.2.2 Future development area

The future development area is located along the northern edge of the Site with a prominent presence to O'Connell Street. The building(s) are earmarked to contain ancillary and complementary uses to the sporting venue/precinct. It is anticipated this building could provide opportunities for Venues NSW through a range of possible uses such as community uses, function or entertainment uses, and/or other permissible uses and would be subject to future DAs.

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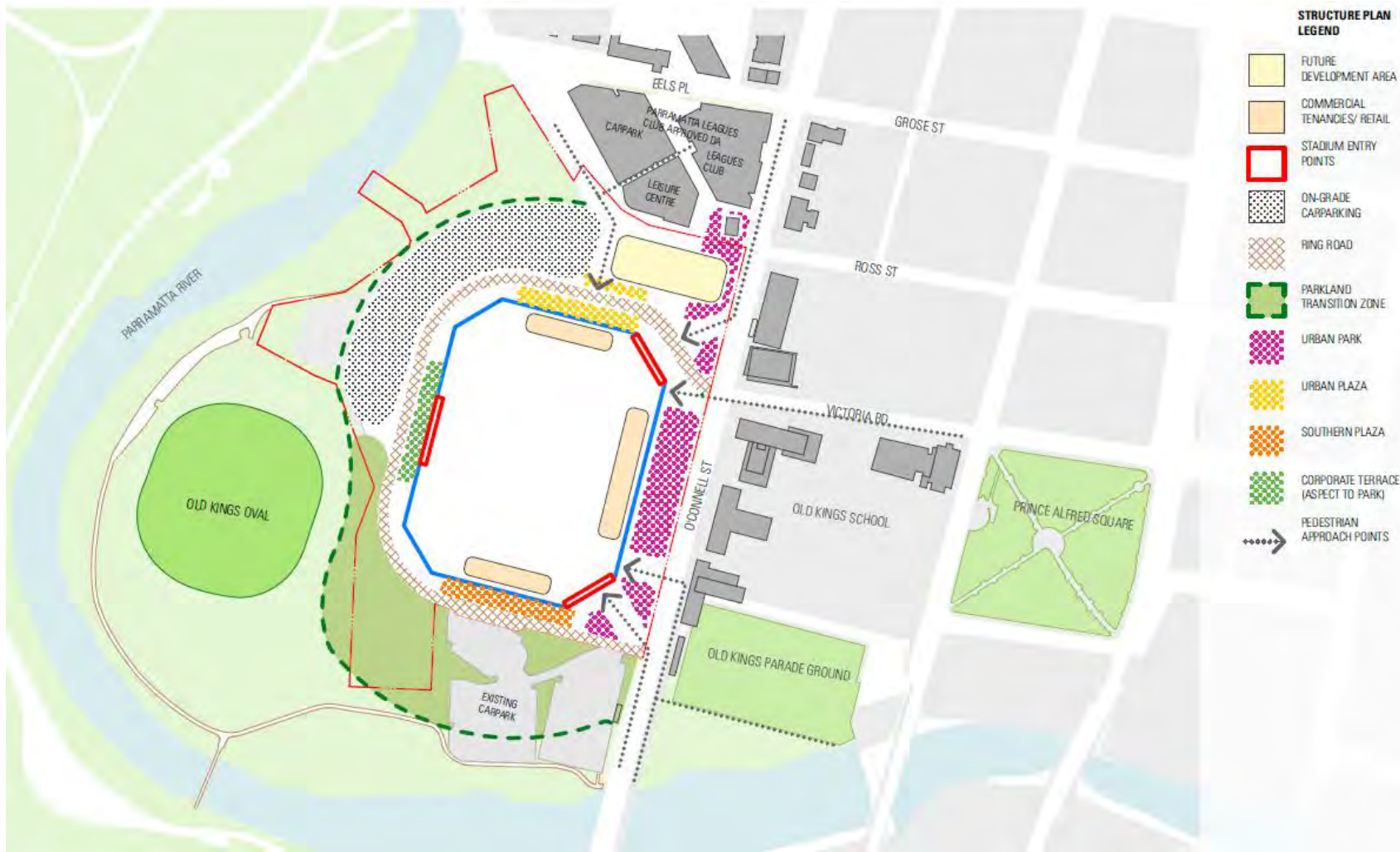


Figure 3-2 Western Sydney Stadium Concept Proposal– Structure Plan

Source: CHROFI, 2016

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### 3.2.3 Parking and access

The concept proposal would provide limited parking of approximately 500 car parking bays to the north and west of the stadium. The car park would be restricted to corporate and VIP use on game days.

The existing car park to the south of the stadium on Parramatta Park Trust land would be retained under the Concept Proposal. However, to facilitate the new access to the stadium, the existing car park capacity will be reduced by approximately 21 car parking spaces. Nonetheless, the car park would continue to be used by commuters on weekdays, and may continue to be rented by Venues NSW for patron parking during events. The car park would continue to be accessed via O'Connell Street; however, the access point would need to be augmented to support the new vehicle access requirements for stadium entry.

Vehicular access to the stadium complex on non-event days would be provided via a two way vehicular access road from O'Connell Street with entry points both at the north and south of the stadium. It would circle the western side of the stadium to return to O'Connell Street. It is anticipated team buses, service vehicles and loading trucks would access the stadium from the southern entry point to the loading dock south of the stadium. A VIP drop-off point would be provided to the west of the new stadium. It is anticipated that on event days, the northern entry of the access road would be closed or restricted to avoid and minimise conflict and congestion with pedestrians accessing the Site.

Parking and accessibility under the concept proposal are shown diagrammatically in **Figure 3-3**, for non-event days and event days.

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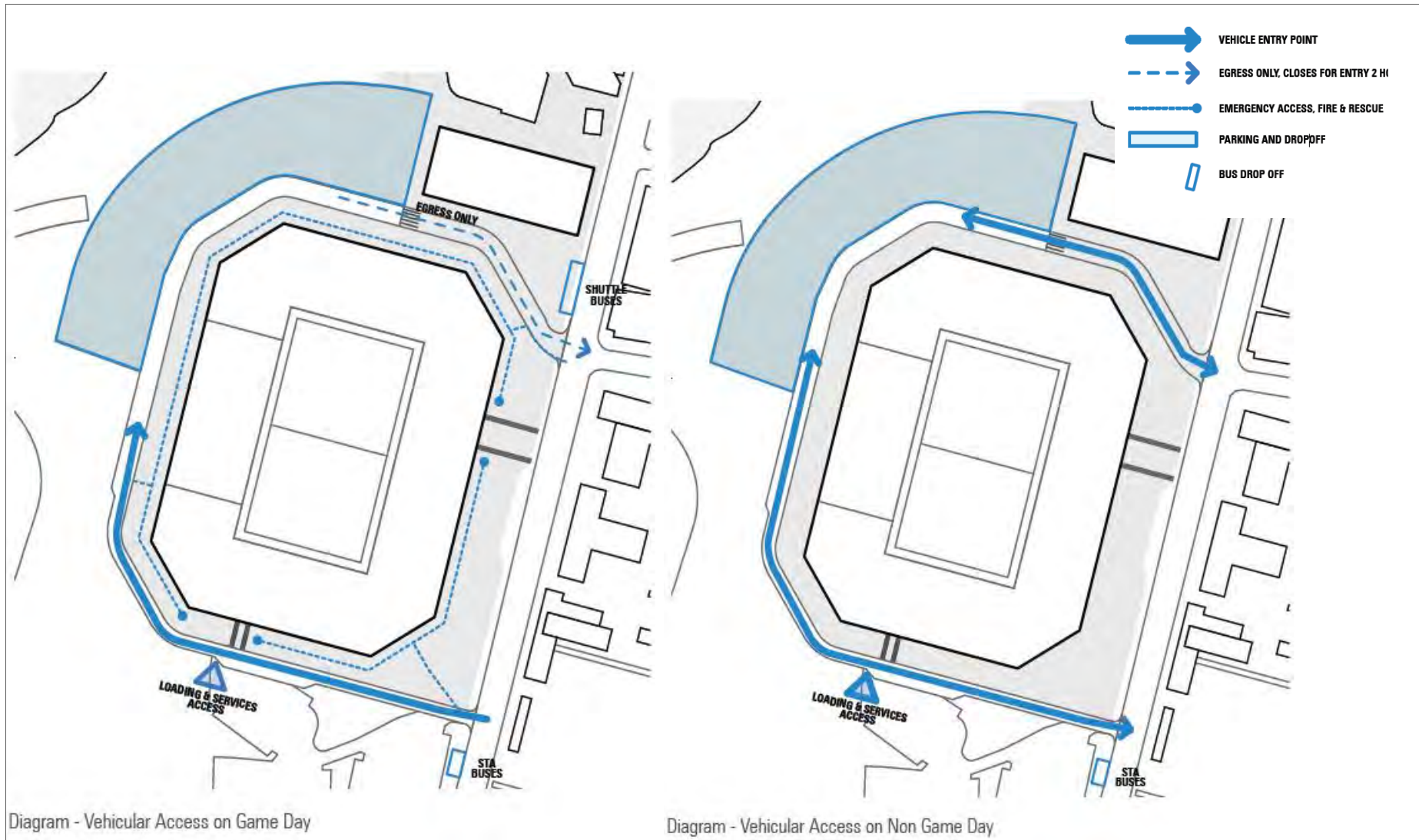


Figure 3-3 Concept Proposal- parking and accessibility on event days (left image) and non-event days (right image)

Source: CHROFI, 2016

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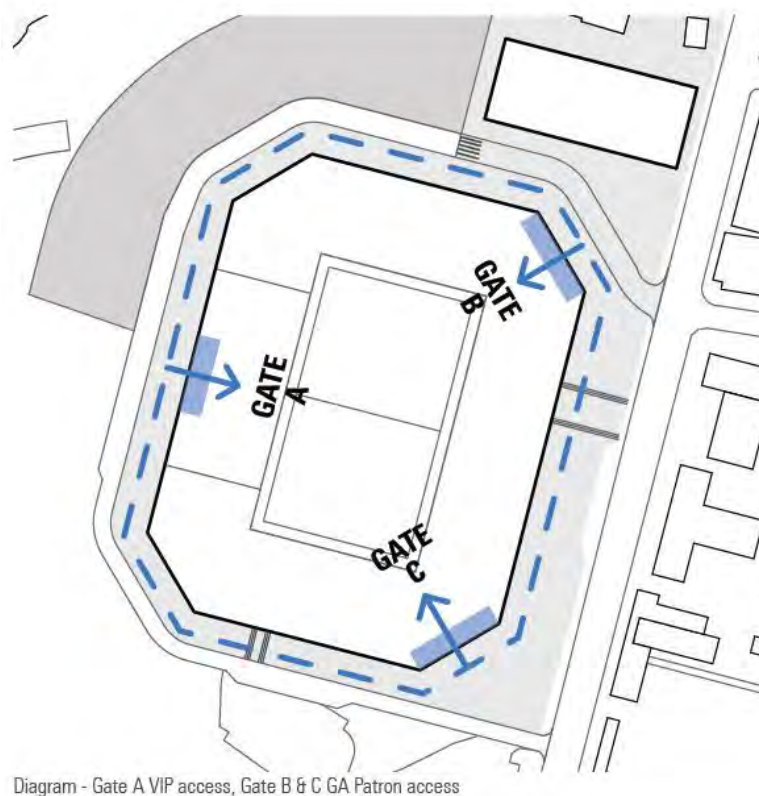
The proposed limited parking facilities in the new stadium complex aim to encourage patrons to use active or public transport on event days, with the provision of bus facilities on O'Connell Street, facilities for cyclists and pedestrian paths and plazas. Pedestrian access to the stadium complex would be provided via two main entry gates:

- an upgraded access point opposite the Victoria Road and O'Connell Street intersection, similar to the existing access for Parramatta Stadium. This access point would serve as the main entrance to the stadium and be primarily used by pedestrians travelling from the north or east; and
- a new access point off O'Connell Street adjacent to the existing Parramatta Park Trust car park to the south of the stadium. This access point would be used by pedestrians traveling from the south or west direction (via the existing footbridge over Parramatta River or through Parramatta Park).

These primary pedestrian entry points into the stadium have been located at the south-eastern and north-eastern corners of the Site, in response to the key pedestrian approaches observed during event days.

A corporate or VIP entry point would be located at the west of the stadium to minimise disturbance to the main entrances.

Access and entry points proposed for the stadium under the concept proposal are shown on **Figure 3-4**.



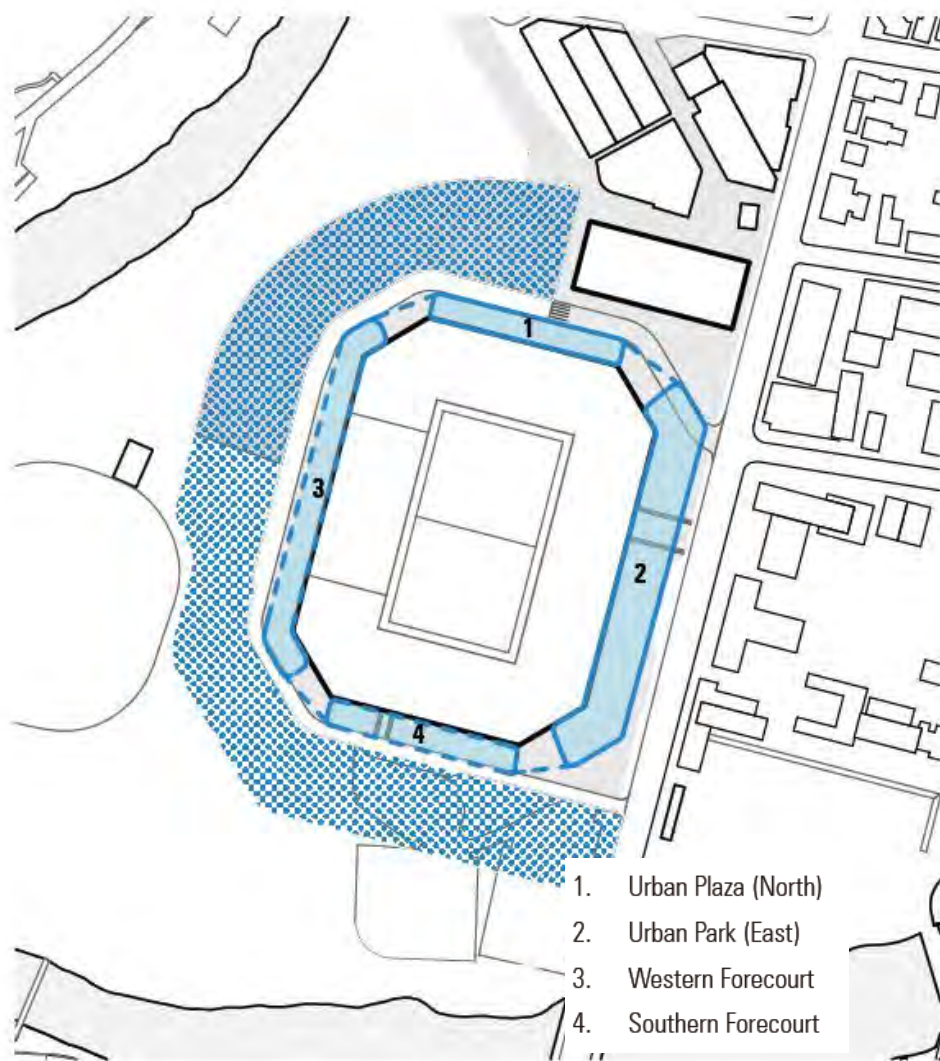
**Figure 3-4 Western Sydney Stadium Concept Proposal– access and entry points**

Source: CHROFI, 2016

### 3.2.4 Public realm

The concept proposal provides for an activated precinct achieved through walkability and accessibility. In addition, it introduces a number of public domain elements and a diversity of spaces to create a more vibrant area to gather before events. Specifically, elements of the public realm are shown in **Figure 3-5** and include:

- An urban plaza alfresco zone at the north of the stadium – an urban plaza with alfresco character that becomes a popular meeting place on event days as well as non-game days, taking advantages of northerly solar aspects;
- An urban park along O'Connell Street – activation of the frontage to O'Connell Street to provide safe access and use of the precinct seven days a week. This may include spaces for active leisure or dining, pavilions and other uses that activate the street edge;
- Western forecourt function zone – a gathering space and entry for VIPs, teams and the media;
- Southern forecourt – an entry plaza sized to accommodate anticipated crowds with pedestrian friendly design elements and finishes; and
- Park transition zone – connecting the stadium to Parramatta Park and transitioning active landscaping elements accordingly.



**Figure 3-5** Concept Proposal–Public realm and activation of the precinct

Source: CHROFI, 2016

### 3.2.5 Landscaping

The concept proposal proposes landscaping throughout the Site as shown in the Landscape Plan (**Appendix B**) and diagrammatically in **Figure 3-6**, including the option to retain and landscape an existing man-made mound south of the stadium.

The landscape character is intended to reflect a high quality civic public domain precinct that responds to the concept of a 'stadium in a park'. In particular, the landscape character to the western and southern sides of the stadium intends to create a transition between the stadium site and Parramatta Park, respecting and relating to the parkland site and vegetation communities. Where opportunity exists, additional canopy planting would be included in the detailed design to mitigate the potential loss of trees to facilitate the new precinct and to minimise the potential impact on the historic view lines from Old Government House and the Domain.

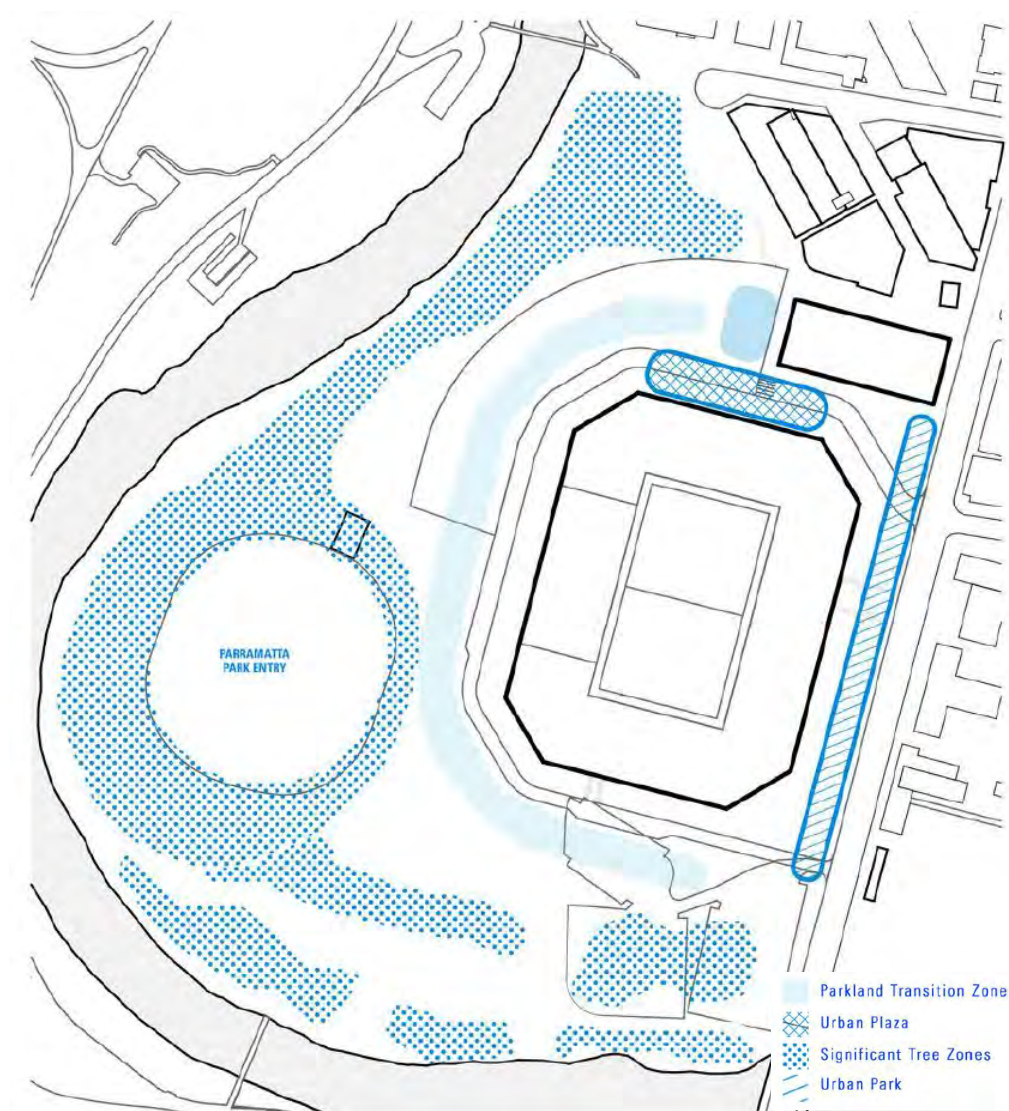


Figure 3-6 Western Sydney Stadium Concept Proposal– Landscape Plan

Source: CHROFI, 2016

### 3.2.6 Off-site works

The following off-site works may be required to facilitate development of the concept proposal:

- upgrade/relocation of utilities required to service the new stadium and precinct;
- intersection works as required ;
- upgrades and/or alterations to off-site pedestrian and cycle paths. This may include the installation of additional paths or increasing the width of existing paths to cater for an increase in pedestrian and cycle movements; and
- landscaping treatments.

These off-site works would be further assessed as part of Stage 2 of the Project, once the detailed design has been developed.

### 3.2.7 Future operation of Western Sydney Stadium

#### Workforce and patrons

Both the proposed workforce and number of patrons at the new stadium complex would vary between event and non-event days.

On event days, the in-house stadium co-ordinator would be responsible for overseeing all events held at the new stadium. Up to 1,000 staff (comprising permanent and contract staff) may be required to operate the stadium to provide catering, security, cleaning and customer service functions. This includes around 600 during sports events, and around 900 during major concert events. Security, police and first aid officers would be located throughout the stadium on event days.

Patronage would also vary depending on the type of event held, with a stadium capacity of 30,000 seats for sporting events.

On non-event days, staffing requirements may vary between some five and 100 employees depending on the level of preparation required for upcoming events and ongoing maintenance requirements.

#### Hours of Operation

The Noise Management Plan for the stadium (PCCD, 2008) currently limits events other than sporting events held at the stadium to:

- Music festivals and culture festivals, between 10 am to 8 pm;
- Music concerts on Fridays and Saturdays, or Sundays adjacent to a Monday Public Holiday (except Easter Sunday), between 7 pm to 10 pm;
- Carnivals, between 10 am to 6 pm; and
- Motocross, only on Saturdays until 9.30 pm, and not during Easter or Christmas public holidays.

The hours of operation would be consistent with the existing NRL and A-League game times (generally between 2 pm and 10 pm). However, recognising that the new stadium may attract additional games, music and other entertainment events, the hours of operation may alter in order to respond to the types of events held. An appropriate event noise management plan would be developed for changes to the frequency, type and duration of events.

#### Event schedule

Once operational (projected early 2019), the Western Sydney Stadium would primarily be used for major sporting events, concerts and fairs.

The stadium is expected to operate as a competition site for teams such as the Parramatta Eels (NRL), the Western Sydney Wanderers (A-League soccer) and other NRL franchises under the NSW Stadia Strategy objectives for the consolidation of venues. The number of event days are therefore projected to increase substantially under the Project (refer to **Table 3-1**). An increase in patron attendance to the events is also projected, based on ten year historical growth periods of each sport.

The installation of five tiers of corporate boxes/terraces, function areas and suites would also provide a greater corporate premium offering than the current stadium.

**Table 3-1** provides an indication of future events, however the exact schedule of future events to be held at Western Sydney Stadium would be developed by Venues NSW in consultation with relevant event organisers and sporting associations.

**Table 3-1 Typical event calendar and attendances**

	Existing events	Projected number of events under the Project
<b>Event Calendar</b>		
Parramatta Eels	9	10
NRL Team 2	0	10
NRL Team 3	0	10
WS Wanderers	13-14	11-12
Other (e.g. Final Series, Concerts)	0	1
<b>Total events</b>	<b>22-23</b>	<b>43-44</b>
<b>Event</b>	<b>Existing Average Attendance</b>	<b>Projected</b>
Parramatta Eels	13,300, no growth	10% uplift, no growth
NRL Team 2	15,900, no growth	10% uplift, no growth
NRL Team 3	11,800, no growth	10% uplift, no growth
WS Wanderers	13,500, 0.7% growth	10% uplift, 0.7%growth
Other (e.g. Final Series, Concerts)	N/A – no events	30,000

### 3.3 Demolition of Parramatta Stadium and Parramatta Swimming Centre

#### 3.3.1 Demolition methodology

Demolition would involve the removal of all the existing stands, buildings, surrounds and infrastructure within the boundary of the demolition works area of the Site. A project office compound would be established within the Site to enable appropriate management of demolition activities and deliveries.

The demolition works would be carried out by specialist subcontractors and would involve the following activities:

- site establishment to enable the commencement of demolition activities including the erection of perimeter barrier fencing for site security;
- decommissioning and demolition of the existing stadium, demolition of Parramatta Swimming Centre, demolition and/or removal of related structures and hard and soft landscaping treatments, including all hard stand areas and access paths;
- waste management activities including the removal of classified waste; and
- 'make safe' activities including returning all areas to ground level. Fill may be required as part of this activity, in particular for the playing pitch and in-ground pool structures which are currently below ground level.

These demolition activities would be staged, with the stadium complex being removed first in late 2016 to early 2017, followed by the Parramatta Swimming Centre. All demolition works would be completed by mid 2017.

The proposed staging of demolition works would facilitate the continued operation of the Parramatta Swimming Centre for as long as practical to allow summer events to be completed prior to the demolition. Timing for closure of the pool prior to demolition would be determined by City of Parramatta Council. As such, the demolition works would commence at the western stand and progress to the eastern stand area.

### Site establishment

To enable commencement of demolition activities on the Site, the existing facilities would be closed down on a given date and perimeter hoardings, fences and signage erected to establish a secure site for demolition. Fencing would also be provided around the exclusion areas described in **Section 3.3.7** to ensure no unauthorised use of the land. Pedestrian and vehicular movements will be maintained around the Site to minimise community impact. A project office compound would then be established within the Site to support construction activities and deliveries.

Sedimentation fencing and erosion controls will be installed around the Site to avoid stormwater erosion, contamination and sedimentation occurring as a result of the construction or demolition activities associated with the development.

### Demolition activities

Demolition activities would initially involve the removal of classified material identified in a Hazardous Materials Buildings Survey prior to fitout removal and structural demolition works commencing. These materials would be disposed in accordance with relevant requirements and certification would be obtained from a qualified Occupational Hygienist obtained. Upon completion of hazardous material removal, demolition works would progress in a manner to maximise material recycling.

Demolition of the existing stadium would involve:

- Removal of the internal fitout including plasterboard walls, ceilings, services and joinery;
- Demolition of the roof structure by long reach excavators from the ground level;
- Demolition of concrete structural components of the existing spectator stands, buildings and inground footings (to ground level); and
- Removal of the existing stadium light towers.

Demolition of the Parramatta Swimming Centre would involve:

- demolition of slide facilities;
- flattening and stabilising the existing fill mound, potentially moving it northward away from the future access road (to ensure access is available for Stage 2);
- demolition and removal of in-ground pool structures; and
- removal of trees where required.

The removal of in-ground pool structures would involve concrete and tile breaking to the pool depth using reach excavators and other machinery. Limited excavation beyond the existing structures is proposed, except where required to make the Site safe.

All demolition works would be conducted in a safe manner as certified by a qualified structural engineer and carried out in accordance with approved safe work method documents.

### Waste management

Demolition works would result in a number of different waste streams. The works would maximise recycling as far as practical and demolished steel, concrete and asphalt elements would be recycled. Dependent on the outcome of waste classification of other materials, appropriate controls would be implemented and a suitably licensed waste facility would be selected for offsite disposal. Appropriate waste documentation and permits would be maintained throughout demolition works.

### Site retention and security

The demolition works would be temporary in nature and appropriately managed. No stockpiles or other ancillary facilities would remain on Site. The Site would be reinstated to a safe condition with ongoing environmental management controls to minimise offsite impacts prior to the next stage of work commencing (Stage 2 of the Project). These measures may include hydroseeding exposed areas, water management controls, and retention of barrier fencing.

Following demolition, construction of the new stadium and associated infrastructure would commence. As discussed previously, these works will be assessed in Stage 2 of the development application and will not be

considered further under this Stage 1 assessment. For the purposes of this assessment it has been assumed that the Site will be secured, and maintained with appropriate environmental management controls in order to keep the Site safe after the demolition works are complete.

### **3.3.2 Site access and traffic management**

The existing Victoria Road and O'Connell Street intersection would function as the main access point for the duration of the demolition works, allowing for the safe use of the existing road and traffic light controls without effecting movement of pedestrians, cyclists or road users. A manned vehicle access gate would be established at this main access point to prevent unauthorised access. Traffic movements would be associated with the majority of demolition activities, including dismantling of the stadium light towers, demolishing and removing large structures from the stands by mobile cranes and excavators would be wholly contained within the fenced area.

Material would be transported offsite along the following truck routes:

- east along Victoria Street before heading north/south/onward to the waste depot; and/or
- south along O'Connell Street before heading west/south/onward to the waste depot.

Use of the above routes would avoid the need for heavy vehicles to travel north along O'Connell Street. Further detail on potential traffic impacts during the demolition works are outlined in **Chapter 8.0**.

### **3.3.3 Plant and Equipment**

Plant and equipment to be used for demolition works would be determined by the demolition contractor. However, the demolition works are anticipated to include the following plant/equipment:

- 250-400 tonne crane and boom lifts
- 30 tonne long reach excavators
- 40 tonne excavators
- bob-cats
- jackhammers
- water tanks
- re-fuelling tanks
- loading trucks
- other small scale / manual equipment

### **3.3.4 Hours and duration**

Standard construction working hours would apply for the duration of the demolition works. The hours for demolition would therefore be confined to:

- 7:00 am to 6:00 pm Monday to Friday
- 8:00 am to 1:00 pm on Saturdays
- No work on Sundays or public holidays.

Whilst not anticipated, some night work may be required and would be considered where it may reduce impacts to the public and local community. Work outside standard hours may also occur to complete tasks safely or more efficiently.

If work is required outside standard construction hours, it would be carried out according to the Interim Construction Noise Guideline (DECC 2009). This would include notifying the local community in advance of any work planned to be carried out outside of standard hours.

### **3.3.5 Workforce**

The contractor for the demolition works would determine the size of the workforce, however it is estimated that a maximum of 45 construction and site management personnel would be on Site at any one time.

### 3.3.6 Program and schedule

Stadium soft strip out would commence in late 2016 with demolition in early 2017 continuing into the Parramatta Swimming Centre so that all demolition is completed by mid 2017. Demolition works would take around four to six months. Particular focus would be placed on minimising impact to the operation of the Parramatta Swimming Centre over the 2016-2017 summer months. The demolition works for the existing stadium, swimming centre and ancillary infrastructure are planned to be completed by mid 2017.

### 3.3.7 Exclusion areas

Exclusion areas have been identified within the Site. This includes vegetated areas to the northwest and west, and part of the training field to the south.

The two vegetated areas west of the existing stadium are owned by Venues NSW. It is intended that in the future this land would be dedicated to Parramatta Park Trust (refer **Appendix B**). The exclusion of this land does not form part of Stage 1 of the Project.

The training field is on land with known contamination issues. As a result the Project would minimise disturbance to the area as far as practical. However, part of the training field has been incorporated into the concept proposal as it would be required for site access and circulation. The remainder would be fenced off and excluded from the Project.

No activities or impacts are proposed in the exclusion areas.

## 4.0 Statutory context

This chapter describes the relevant legislation and planning policies that apply to the Project. It also outlines the permissibility of the Project and the applicable statutory approval requirements.

The Project constitutes 'development' as defined by the NSW *Environmental Planning and Assessment Act 1979* and therefore requires consent under Part 4 of the Act. The Project is within land that is zoned RE1 Public Recreation and RE2 Private Recreation according to the *Parramatta Local Environment Plan 2011*. The Project is considered permissible with consent under this land use zone.

### 4.1 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) is the primary legislation that governs land use and provides a framework for development control in NSW. The EP&A Act is supported by the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) and a number of Environmental Planning Instruments (EPIs) which include State Environmental Planning Policies (SEPPs) and Local Environment Plans (LEPs).

Infrastructure NSW is seeking development consent for the Project under Part 4 of the EP&A Act.

Under Section 4 of the EP&A Act, the Project is considered 'development' as it involves the "demolition of a building or work" (i.e. the existing stadium), and the future "use of land" (i.e. the construction and operation of the stadium).

Under Part 4 of the EP&A Act, the Project is considered development that requires consent. In addition a project is declared State Significant Development (SSD) under Section 89C, Part 4 of the EP&A Act, if it meets relevant criteria within the Schedules of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). This Project meets the requirements for a SSD under Clause 13, Schedule 1 of SRD SEPP, as the Project meets the definition of 'recreation facilities (major)' and its capital investment value (CIV) exceeds \$30 million. The CIV for demolition works (Stage 1) and the Project (Stage 1 and 2) are provided in **Appendix Q**.

Section 83B of the EP&A Act allows for the submission of a concept proposal for the development of a site, and for which subsequent more detailed proposals will be submitted for approval as separate development applications. The application may set out detailed proposals for the first stage of the development. In line with Section 83B of the EP&A Act, INSW will be seeking development consent for the Project in two stages.

1. initial application for the concept proposal and demolition works to accommodate the Western Sydney Stadium (Stage 1)
2. a second separate application for the detailed design and subsequent construction and operation of the Western Sydney Stadium (Stage 2).

This EIS relates to Stage 1 (i.e. the Proposal).

Section 78(A) (8A) of the EP&A Act states that a "development application for State significant development is to be accompanied by an environmental impact statement prepared by or on behalf of the applicant in the form prescribed by the regulations." Schedule 2 of the EP&A Regulation sets out the requirements of an EIS and requires that the content of an EIS is 'subject to the environmental assessment requirements that relate to the EIS'.

Accordingly, this EIS has been prepared in line with the SEARs issued on 18 April 2016 and Schedule 2 of the EP&A Regulation. The SEARs are provided in **Appendix A** of this EIS.

Sections 89J and 89K of the EP&A Act identify authorisations that are not required for a SSD project, and authorisations that cannot be refused if necessary for carrying out a SSD. Section 89J lists the Acts or sections of Acts relating to approvals which do not apply to SSD projects. Authorisations that apply to this Proposal are outlined in **Section 4.2**.

#### 4.1.1 State environmental planning policies

State Environmental Planning Policies (SEPPs) complement the EP&A Act and set out planning policies for various geographies and project types within NSW. SEPPs (and their requirements) that apply to the Proposal and wider Project are outlined below.

### **State Environmental Planning Policy (State and Regional Development) 2011**

Clause 8, Part 2 of the SRD SEPP states that a project is to be determined as SSD if it is listed in Schedule 1 or Schedule 2. Clause 13 (1) relates to the development of cultural, recreation and tourist facilities that have a capital investment value of more than \$30 million. This Project meets the requirements of Clause 13, Schedule 1 of the SRD SEPP as it involves the development of a major recreation facility with a CIV of more than \$30 million. As the Project is therefore identified as SSD, the Minister is the consent authority for this application, however their decision making powers may be delegated to the Planning Assessment Commission in certain circumstances.

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

*State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) aims to facilitate the effective delivery of infrastructure across the State. Clause 65 states that development for any purposes may be carried out by or on behalf of the Parramatta Park Trust without consent on Park land, if the development is for the purposes of implementing a plan of management for the land prepared under the Parramatta Park Trust Act 2001. Whilst the Concept Proposal proposes development on trust land currently occupied by Parramatta Swimming Centre (operated by Parramatta Council), the works would not be undertaken by, or on behalf of the Parramatta Park Trust.

Clause 18 also discusses State land, and allows for development on adjoining State land for a development that is permitted (with or without consent) on land by the zoning of that land. However, this clause does not apply to land that is zoned for conservation purposes under an EPI. The Parramatta Swimming Centre is located on Crown Land, however is zoned as public recreation (RE1), which falls within the meaning of “zoned for conservation purposes” within the meaning of this clause. As the concept proposal is located on the site of the Parramatta Swimming Centre, the ISEPP does not apply to the Proposal or wider Project.

### **State Environmental Planning Policy No. 33 – Hazardous and Offensive Development**

*State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) outlines the approach used in NSW for planning and assessing the risks and hazards associated with industrial development proposals. The Project does not meet the definition of ‘industry’ and is therefore not an industrial development proposal. As such the stipulations of this SEPP are not relevant.

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

*State Environmental Planning Policy No. 55 - Remediation of Land* (SEPP 55) provides a state wide planning approach to the remediation of contaminated land. SEPP 55 aims to promote the remediation of contaminated land with the objective of reducing the risk of harm to human health or other aspects of the environment. Section 7 of the SEPP specifies that:

*‘A consent authority must not consent to the carrying out of any development on land unless:*

*(a) it has considered whether the land is contaminated, and*

*(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*

*(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.’*

Potential impacts that could arise from disturbance of potential contaminated land or the presence of contamination materials during the demolition works is discussed within **Chapter 13.0**. Measures to mitigate or manage these potential impacts would be documented within a Demolition Environmental Management Plan (DEMP) that would be implemented during the demolition works. Should remediation be required, a remediation action plan (RAP) would be developed in consultation with the NSW Environment Protection Authority (EPA) and City of Parramatta Council.

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

*Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* (Sydney Catchment REP) provides planning principles and development controls for the Sydney Harbour Catchment. Parramatta River forms part of this catchment, however the section of the Parramatta River that is located adjacent to the Site does not fall within the Sydney Harbour Catchment as defined by the Sydney Catchment REP map.

The Proposal is not considered to result in a significant impact on the water quality of the Parramatta River or Sydney Harbour, nor is it likely to affect mapped heritage or wetland areas under the Sydney Catchment REP.

### **4.1.2 Local Planning Policy**

#### **Parramatta Local Environmental Plan 2011**

Local environmental plans (LEPs) guide planning decisions within local government areas (LGAs). Through zoning and development controls, councils and other consent authorities manage the way in which land is used. In deciding whether or not to approve the carrying out of an SSD project, the approval authority may, but is not required to, take into account the provisions of any EPI, including an LEP that would apply to the project if approved.

The Site is located within the Parramatta Local Government Area (LGA) and the land use zoning is provided by the *Parramatta Local Environmental Plan 2011* (Parramatta LEP). The Site is zoned as:

- RE2 Private Recreation – the land upon which the existing stadium and training pitch are located; and
- RE1 Public Recreation – the land upon which the Parramatta Swimming Centre and associated car park is located.

'Recreation facilities (major)' (such as the Project) are 'permitted with consent' under both land use zones.

Other policies within the Parramatta LEP are also relevant to the Project and the Proposal. These include policies:

- 5.9 Preservation of trees and vegetation;
- 5.9AA Trees or vegetation not prescribed by the Parramatta Development Control Plan;
- 5.10 Heritage conservation;
- 6.3 Flood planning;
- 6.4 Biodiversity protection;
- 6.5 Water protection; and
- 6.12 and 7.10 Design excellence.

Where applicable the issues relating to these policies have been discussed in the relevant chapters of this EIS.

With regards to policies 6.12 and 7.10, where possible the provisions relating to clause 7.10 (4) have been considered in the Stage 1 concept design and within the appropriate chapters of this EIS. However other parts of clause 7.10 cannot be considered at this stage and within this EIS as the Proposal does not propose the erection of a new building or alternations and additions to an existing building. This work will occur as part of the detailed design during Stage 2 and therefore it has been agreed with DP&E that the design excellence criteria can be satisfied during the Stage 2 works.

#### **Parramatta Development Control Plan 2011**

The *Parramatta Development Control Plan 2011* (DCP) aims to supplement the Parramatta LEP and provides more detailed provisions to guide development. Whilst the DCP is an important consideration for local development proposals, clause 11 of SEPP SRD notes that DCPs do not apply to SSD projects.

Nevertheless a number of considerations from the DCP have been considered within this EIS. These considerations particularly relate to the visual and heritage assessments (refer to **Chapter 7** and **Chapter 11**, respectively).

Of specific note are:

- Section 4.3.3.4 of the DCP which outlines the significance of view corridors in the city centre, including several views that have the potential to be impacted by the Proposal and controls for their protection; and
- Section 4.3.3.7 DCP which outlines controls and objectives for the Park Edge Special Area, (which includes the Site) and identifies this as 'an area where development is likely to have a significant impact on the world and national heritage values' on Parramatta's Old Government House and Domain (OGHD).

The maximum envelope of the new stadium and initial concept design has been prepared with consideration of the impacts to significant views from OGHD. It is considered that the concept proposal would meet the requirements listed in the DCP. Further assessment of the detailed design, including building finishes and signage will be completed for Stage 2 of the Project.

## 4.2 Other NSW legislation

Approval of a project under Part 4 Division 4.1 (section 89J) of the EP&A Act overrides the need for certain other approvals under other NSW legislation. However, potential impacts anticipated by that legislation and approvals have been assessed as part of this EIS. Under section 89J, the following approvals are not required for SSD projects (and therefore not required for this Proposal):

- the concurrence under Part 3 of the *Coastal Protection Act 1979* of the Minister administering that Part of that Act;
- a permit under section 201 (relating to dredging or reclamation work), 205 (relating to impacts to marine vegetation) or 219 (relating to blocking of fish passage) of the *Fisheries Management Act 1994*;
- Aboriginal heritage impact permits (AHIP) under section 90 of the *National Parks and Wildlife Act 1974* (NP&W Act) (refer to **Appendix H**). However, section 89J does not discuss other relevant matters under the NP&W Act, including national parks, historic sites, nature reserves, state conservation areas and regional parks. The relevant ecological provisions and State-protected sites of ecological value of the Act have been considered;
- approval under Part 4 and excavation permits under section 139 of the *Heritage Act 1977* (refer to **Appendix I**). Given the Project has been declared SSD, section 89J of the EP&A Act also precludes the directions, orders or notices being made to prevent or interfere with the carrying out of the Proposal (once approved) relating to an order restricting harm to buildings, works, relics or places that are not the subject of an interim heritage order or listing on the State Heritage Register under Division 8 of Part 6 of the Act;
- authorisations referred to in section 12 of the *Native Vegetation Act 2003* to clear native vegetation or State protected land (refer to **Appendix J**);
- a bush fire safety authority under section 100B of the *Rural Fires Act 1997*; and
- a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*. However, an aquifer interference approval is also unlikely to be required as no impacts to aquifers or other water sources are anticipated as a result of the Proposal. Excavation works are not proposed as part of Stage 1, therefore no approvals would be required under the Act.

Section 89K of the EP&A Act outlines certain approvals and other requirements that must be applied consistently, but cannot be refused if those activities are necessary for carrying out a SSD authorised by development consent under Part 4 Division 4.1 of the EP&A Act. The authorisations must also be substantially consistent with consent. These authorisations include:

- an environment protection licence (EPL) under chapter 3 of the *Protection of the Environment Operations Act 1997* (PoEO Act). The activities to be undertaken under the demolition works are not consistent with any activities listed under Schedule 1 of the PoEO Act. An EPL is therefore not required for the Proposal. Further assessment will be undertaken for the requirements of an EPL for the construction and operation of the Project under Stage 2 of the development application. Management and mitigation measures would be implemented through a DEMP to minimise the potential for the Proposal to result in pollution of the receiving environment; and

- a consent under section 138 of the *Roads Act 1993* (Roads Act), which requires that a person obtain the consent of the appropriate roads authority for the erection of a structure, or the carrying out of work in, on or over a public road, or the digging up or disturbance of the surface of a public road. However, the Proposal would not require any of the works listed above, and accordingly does not require approval under section 138 of the Roads Act.

Other NSW legislation that may apply to the Proposal includes:

- the *Contaminated Land Management Act 1997* (CLM Act), which aims to establish a process for investigating and remediating land where contamination presents a significant risk of harm to human health or another aspect of the environment. Where contamination is present, consultation with the EPA should be undertaken. Should a remediation strategy be required, it would be developed in consultation with the EPA and City of Parramatta Council;
- the *Threatened Species Conservation Act 1995* (TSC Act), which provides legal status for biota significance in NSW. The Act aims to '*conserve biological diversity and promote ecologically sustainable development*'. **Appendix J** provides the ecological impact assessment for the Proposal. The assessment of potential impacts of the Proposal on species, populations and communities listed under the TSC Act is in line with the requirements of this Act. An area of 0.06 hectares of River-flat Eucalyptus Forest was identified within the Site, however it is located outside the demolition works area and would not be impacted by the Proposal. The assessment therefore concluded that the Proposal would not result in significant impacts to the values protected by the TSC Act and offsets are not required;
- the *Noxious Weeds Act 1993*, which provides for the identification, control, management and reporting of noxious weeds, specifies the duties of public and private landholders to control noxious weeds and requires an occupier of land to take steps to manage the control of noxious weeds on their land. The potential effect of the Proposal on noxious weeds and their management on the Site has been assessed within **Appendix J**;
- The *Crown Lands Act 1989*, which provides for the assessment, management, development, use, dealings and conservation of Crown Land. The Proposal may require an approval under the *Crown Lands Act 1989* to grant a relevant interest (i.e. licence, permit, easement or right of way) over a Crown Reserve; and
- The *Parramatta Park Trust Act 2001* which deals with the functions and objects of the Trust, and management and use of Trust lands. An application to Parramatta Park Trust may be required in order to obtain a lease for the area of Crown Land adjacent to the existing stadium (currently occupied by Parramatta Swimming Centre).

### 4.3 Environmental Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act) is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places. These are defined as matters of national environmental significance (MNES).

Part 3 of the EPBC Act states that an action which has, will have or is likely to have a significant impact on MNES may not be undertaken without prior approval of the Commonwealth Minister for Environment, as provided for under the provisions of Part 9 of the EPBC Act. The Act identifies the following as MNES:

- World Heritage properties;
- National Heritage places;
- Wetlands of international importance (including Ramsar Wetlands);
- Listed threatened species and ecological communities;
- Listed migratory species protected under international agreements (e.g. CAMBA and JAMBA);
- Commonwealth marine areas;
- the Great Barrier Reef Marine Park;
- nuclear actions (including uranium mines); and
- a water resource, in relation to coal seam gas development and large coal mining development.

The Act also protects the environment within which any action is proposed to be undertaken, or where an action will affect Commonwealth land.

The site of the Old Government House (a World Heritage property and National heritage place) is located west of the Site across Parramatta River. However, the buffer zone extends into the western portion of the Site. An assessment of the anticipated impacts of the Proposal on this property is included in **Appendix I**.

In 2015, The Commonwealth Government, NSW Government and City of Parramatta Council signed a Conservation Agreement under the EPBC Act to protect the values of numerous heritage sites including the Old Government House and Domain. The Agreement outlines certain development controls that, if followed, would avoid a significant impact on the heritage values of a place within Parramatta's identified 'Highly Sensitive Area' (which includes the Site). These controls must be adhered to in order to avoid the need for referral to the Department of Environment under the EPBC Act. Development on or within the Highly Sensitive Area that does not comply with the controls specified in the Agreement would generally be refused under the EPBC Act (Cwlth Department of Environment, n.d.).

The Proposal identifies a building envelope for the stadium and would be guided by a set of Urban Design and Public Realm Guidelines (refer to **Appendix B**) which includes the development controls outlined in the Conservation Agreement which must be adhered to during the concept and detailed design. A referral to the Commonwealth at this stage is therefore not being undertaken for this reason.

However, a grey headed flying fox (GHFF) population (identified as a MNES under the EPBC Act) is located immediately north west of the Site along Parramatta River. Given the Proposal has the potential to result in a significant impact on the GHFF population, a MNES, it has been referred to the Commonwealth Department of Environment to determine whether it constitutes a controlled action. Further detail is provided in **Chapter 12.0**.

There are no wetlands of international importance (including Ramsar Wetlands) located in proximity to the Site and the Proposal is not expected to have a significant impact on the health and viability of any listed migratory species.

The Proposal would not involve a nuclear action, or have an impact on the Great Barrier Reef Marine Park, or any water resources resulting from activities associated with coal seam gas development and large coal mining development.

## 5.0 Consultation

This chapter provides an overview of the community and stakeholder consultation activities undertaken to inform the design of the Western Sydney Stadium and the preparation of this environmental impact statement (EIS). It also outlines the activities that are planned for the public exhibition.

**Table 5-1** sets out these requirements of the SEARs issued by the Secretary of the DP&E as they relate to consultation with government, relevant stakeholders and the community and identifies where they have been addressed in this EIS. Further details about the meetings and the issues that were raised are contained in **Appendix D**.

**Table 5-1 Secretary's Environmental Assessment Requirements – consultation**

Secretary's environmental assessment requirements	Addressed in EIS section
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.	Consultation with local, State and Commonwealth government authorities is described in <b>Section 5.3</b> of this chapter. Consultation with service providers is described in <b>Section 5.2</b> of this chapter. Consultation with community members is described in <b>Section 5.4</b> of this chapter. Issues raised in this consultation are identified in <b>Table 5-5</b> .
In particular you must consult with: Parramatta City Council; Roads and Maritime Services; Transport for NSW; Parramatta Coordination Office, Transport for NSW; Parramatta Light Rail team; Sydney Trains; and Heritage Division of Office of Environment and Heritage.	Consultation with local, State and Commonwealth government authorities is described in <b>Section 5.3</b> of this chapter.
The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	The consultation process is outlined in <b>Section 5.1</b> and the outcomes of this consultation are addressed in <b>Table 5-5</b> .

## 5.1 Overview

The Government has been consulting with stakeholders and segments of the community over a seven-month period since December 2015 to July 2016 to inform the planning for the new stadium. In total more than 50 meetings have been held with a wide range of stakeholders.

This consultation has been carried out by Venues NSW, as the owner of the Parramatta Stadium, and INSW, which manages the procurement and delivery of nominated priority infrastructure projects under a Premier's Authorisation Order.

### 5.1.1 Consultation Objectives

The objective of the consultation was to:

- Understand the requirements of the many different users of the stadium including the different sporting codes, sporting clubs, service providers, administration, media, spectators and the public;
- Engage stakeholders and local communities early in the planning process, so that issues raised could help refine the design and inform the EIS;
- Ensure the views of the community and stakeholders were considered and addressed during the preparation of the EIS;
- Provide timely responses to the community and other stakeholders in relation to environmental assessment issues; and

- Inform the next stage of the consultation during the EIS exhibition with the goal of carrying out an open, accountable and transparent community involvement process.

### 5.1.2 Stakeholders consulted

A number of stakeholders have been consulted as part of the Project in order to inform the overall objectives, design requirements and issues for consideration. These stakeholders included:

- **Stadium stakeholders:**
  - Sporting codes and clubs – to address specific requirements for each code and team on key issues;
  - Service providers and media - to understand their operational requirements for the new stadium; and
  - Other stakeholders (such as Police Citizens Youth Clubs (PCYC)) – to understand other issues and opportunities for the Site.
- **Government and agencies:**
  - NSW Government such as Transport for NSW and the Office of Environment and Heritage – to discuss strategic objectives, various site constraints and issues specific to each agency;
  - Parramatta Park Trust – to discuss site constraints and opportunities;
  - City of Parramatta Council – to understand strategic planning contexts, local connections and community issues;
  - Emergency services - to shape design principles and opportunities for site security; and
- **Community:**
  - Members and supporters – to understand issues for user experiences on game days.

## 5.2 Stadium Stakeholder Consultation

The following stakeholders were consulted regarding the Project:

- National Rugby League (NRL) - nine meetings between December 2015 and February 2016
- Football Federation Australia (FFA) - seven meetings between December 2015 and February 2016)
- Australian Rugby Union (ARU) – three meetings between December 2015 and January 2016
- Parramatta Eels (PE) and Parramatta Leagues Club (PLC) – four meetings between December 2015 and February 2016
- Western Sydney Wanderers (WSW) – four meetings between December 2015 and February 2016
- Outside broadcast and media – five meetings between January and February 2016
- Stadium operations including representatives from Ticketmaster, CVEM Security, Quay Clean and Parramatta Stadium – two meetings between January and February 2016.
- PCYC – two meetings between January and February 2016.

Key issues raised in these meetings are described in **Table 5-2**.

**Table 5-2 Key issues raised by stakeholders**

Issue	Stakeholders
Current use of Parramatta Stadium and future uses by each of the sporting codes including as home grounds for the Parramatta Eels and Western Sydney Wanderers.	NRL, FFA, ARU
Branding and signage, including the need for digital signage to be incorporated wherever possible and the need to be able to dress the stadium in home colours.	NRL, FFA, ARU
Team and official facilities including requirements for coaches' boxes, dedicated Wi-Fi and compliance with the various code guidelines.	NRL, FFA, ARU, PE and PLC, WSW
Premium facilities for VIPs such as suites and function spaces with the SCG Trust Suite, Adelaide Oval and Robina (Gold Coast) cited as good examples.	NRL, FFA, ARU, PE and PLC, WSW

Issue	Stakeholders
Seating bowl and fan engagement, with the NRL against rail seating and the FFA stating it is highly desirable.	NRL, FFA, ARU, PE and PLC, WSW
Media facilities including provision for two broadcasters for international matches.	NRL, FFA, ARU, PE and PLC, WSW
Catering requirements including other venues that had set quality benchmarks such as the SCG Bradman Noble Stand.	NRL, FFA, ARU
Retail facilities with requests for retail shops in the atrium or at main entrances. The retail offering at ANZ Stadium was noted as a good example.	NRL, PE and PLC, WSW
Ticketing including the location for ticket boxes (noting that 50% of tickets for the Parramatta Eels games are walk-ups and the NRL has a lower uptake of digital ticketing) and the need for a back of house to manage queuing for catering.	NRL PE and PLC, Stadium operations
The pitch, including minimum standards for each code, and a note that Melbourne City's training pitch at LaTrobe University is considered the best in Australia.	NRL, FFA
Connection to the wider Parramatta precinct the stadium sits within, including fan zones, activation space, transport and 360° circulation required around the stadium.	NRL, FFA, NRA, PE and PLC, WSW
Need to accommodate: A separate ticketing point and point of entry for up to 5,000 supporters arriving on mass at the northern end of the venue (from Victoria Road); Active fans must be separated from non-active fans; Home and away team active fans must be separated.	FFA, WSW
Media facility requirements including an outside broadcast compound, media boxes, studio and commentary boxes; cabling requirements and camera positions; a box for radio coverage and video screens.	Media and broadcast representatives
Security considerations such as back of house.	Stadium operations
Waste management requirements.	Stadium operations
Cleaning requirements.	Stadium operations

### 5.3 Agency Consultation

The following government agencies were consulted regarding the Project:

- Parramatta City Council (PCC) – two initial meetings held in December 2015 and January 2016 and four follow up meetings from March to May 2016 addressing the plans for the new stadium and the strategic context within Parramatta and the relocation of the Parramatta Swimming Centre and site for the new Powerhouse Museum.
- Parramatta Park Trust (PPT) – an initial meeting held in January 2016 and three follow up meetings held in May and June 2016 to discuss the Parramatta Swimming Centre, redevelopment site area and masterplan for the stadium.
- Emergency services (ES) including Ambulance NSW, NSW Fire and Rescue, the NSW Police Local Area Command and Counter Terrorism – a meeting held in January 2016
- Transport for NSW (TfNSW) including the Transport Management Centre and the planning unit – an initial meeting held in February 2016
- Heritage Division of Office of Environment and Heritage (OEH) – a meeting in June 2016 to discuss how the plans were designed to mitigate heritage impacts on the view corridor from Old Government House.

Key issues raised in these meetings are described in **Table 5-3**.

Table 5-3 Key issues raised by agencies

Issue	Stakeholders
Strategic context in terms of the major projects underway or planned for the area and the ability for the stadium to act as a catalyst for other development.	PCC
Aspirations for the stadium that should: <ul style="list-style-type: none"> <li>- Improve egress, ingress and the pedestrian links to Parramatta CBD</li> <li>- Have strong non-event day activation</li> <li>- Participate in, contribute to, and be relevant to the life of 'Australia's Next Great City'</li> <li>- Be a SMART city</li> <li>- Have strong event day precinct activation.</li> </ul>	PCC
Impacts on the Parramatta Swimming Centre as a result of the larger Stadium footprint: <ul style="list-style-type: none"> <li>- PCC are open to moving the swimming pool (subject to funding)</li> <li>- The pool serves a large catchment and there are currently approximately 200,000 visits p/a</li> <li>- Replacement value estimated at \$40m, economic value 3 x \$40m. It is expected that a new modern pool could attract 700,000 visitors p/a</li> </ul>	PCC, PPT
Relocation of the swimming pool and site of the new Powerhouse Museum in the context of the major projects in the pipeline for Parramatta such as the Parramatta light rail.	PCC
Potential high demand for parking on the Site even with other car parks coming on line (noting the Parramatta Parking Strategy is currently under review and two CBD car parks are closing).	PCC
<ul style="list-style-type: none"> <li>- Need for activities that activate the precinct on non-event day and new uses along O'Connell Street including:</li> <li>- Recreation</li> <li>- Entertainment</li> <li>- Not for profits</li> </ul>	PCC
Commercial sponsorship of facilities including play grounds, facilities/change room for cricket ground, indoor cricket centre, gym etc.	PCC
The Cricket Oval, noting its historic value as the first cricket oval and club in Australia and the 2nd best grass wicket in NSW. It needs spectator facilities and an indoor cricket facility and improved access from O'Connell Street is highly desirable.	PPT
Support for cafes, gyms, destination places in the stadium and plaza to activate the space on non-event days and upgrades to landscape between the stadium and Leagues Club / Leagues Club and river.	PPT
Security design that can lower risk levels by: <ul style="list-style-type: none"> <li>- Reducing vulnerability and hence reducing likelihood</li> <li>- Improving protection of critical assets and processes</li> <li>- Reducing the consequences of an adverse event.</li> </ul>	ES
Current site risk profile and stadium design features including enduring challenges and good and poor features of current design that ought to be factored into judgments about a new design.	ES
An evolving terrorism threat including the Person-Borne IED (PBIED) attacks on the Stade de France in Paris in November 2015 that have focused attention on major event security and stadium security design.	ES
Design requirements including a mix of physical, spatial and operational specifications.	ES

Issue	Stakeholders
Security design principles including a focus on desired operational outcomes. Solutions and some overarching principles were provided to guide design, which will allow the introduction of additional or amended requirements (consistent with the principles) after award of the Design & Construct tender.	ES
Integrated public transport ticketing – it was noted the WSS fans use this but Eels fans do not. It was noted the WSW fan base is predominately located in the Liverpool area, whilst the Eels fan base are predominately located in the Hills district.	TfNSW
Concern with the increased capacity would be with mid-week games while evening peak plus the stadium load may place a strain on the transport network.	TfNSW
Potential heritage impacts on the view corridor from Old Government House.	OEH

## 5.4 Community Consultation

Two Fan Forums were held on 18 January and 9 February 2016 with representatives from the NRL teams - Bulldogs, West Tigers and Parramatta Eels, and the Western Sydney Wanderers from Football Federation Australia. Around 20 people attended each forum.

The forums took the form of workshops in which an overview of the project was provided and questions were asked and discussed on:

- What makes a better than good fan experience?
- Design features - what are the fixed parameters?
- Design features - what are the opportunities?

Members represented all sports codes and were invited by codes/clubs to participate.

Key issues raised in these meetings are described in **Table 5-4**.

**Table 5-4 Key issues raised by fans**

Issue	Stakeholders
Quality of the pitch.	All
Venue capacity – 30,000 seats was considered too small to meet demand.	All
The need for the new Stadium to be part of a destination that is a unique place and owned by the community.	All
Questions about what the seating bowl would look like including the proximity to field of play / atmosphere, protection from weather and inclusion of comfortable flip seats.	All
Safe standing - with Western Sydney Wanderers generally in favour of the provision of safe rail seats for standing and Eels and Australian Rugby Unions fans generally against due to the potential for obstruction of views.	All
Consideration of how easy it will be to get to the Stadium and to exit including good public transport options, safe pedestrian access, particularly off site and smooth ticketing, entry and exits and internal circulation.	All
The event day experience including: Quality and diversity of food and beverage offering Technology – lighting, wireless internet / apps, cashless payment system, PA System Good overall facilities – clean, maintained, cater for families.	All
Multiple non-event day uses.	All

## 5.5 Outcomes of Consultation

The feedback from stakeholders and fans has informed the plans for the new stadium, including the height, depth and width that will be needed to accommodate the range of uses and the specifications identified on matters such as:

- team, officials, premium and media facilities
- seating bowl and fan engagement
- pitch
- branding and signage
- catering
- ticketing requirements
- security considerations.

Further information on these issues will be contained in the detailed design and plans to be addressed in the Stage 2 planning application for the new stadium.

The main issues raised by stakeholders and fans and the Proposal response are summarised in **Table 5-5**.

**Table 5-5 Issues raised in consultation and EIS response**

Key issues raised	Stakeholders	Response
1. Connection to the wider Parramatta precinct the stadium sits within, including fan zones, activation space, transport links, kids' zones and 360° circulation required around the stadium.	NRL FFA ARU PE & PLC WSW Fan Forums	It is anticipated in the Concept Proposal that areas of the Site would allow for various facilities that complement the anticipated activities at the stadium site and to provide community inclusive spaces. These options will be further developed under Stage 2. In addition, the Concept Proposal will aim to allow for enhanced active transport links, connecting the site to Kings Oval, Parramatta Park and the future development area within the Site.
2. The design for the stadium should complement its natural setting as a stadium in a park.	NRL Fan Forums	The Concept Proposal and Urban Design Guidelines provide for enhanced active transport links to Parramatta Park as well as softer edges adjacent to the park. Landscaping design elements of the Proposal are to be further developed under Stage 2.
3. O'Connell Street including the need for recreation, entertainment, health services, activities that activate precinct on non-event day.	PCC NRL Fan Forums	It is anticipated in the Concept Proposal that areas of the Site would allow for various business, recreation and community activities to occupy in the precinct, allowing for greater non-event day utilisation of the Site. In addition, the future development area is located along the northern edge of the Site with a prominent presence to O'Connell Street. This building(s) is earmarked to contain ancillary and complementary uses to the sporting venue/precinct. It is anticipated this building could provide opportunities for Venues NSW through a range of possible uses such as community uses, function or entertainment uses, and/or other permissible uses.

Key issues raised	Stakeholders	Response
4. Need for the precinct to accommodate a separate ticketing point and point of entry for up to 5,000 supporters arriving at the northern end of the venue (from Victoria Road).	FFA WSW	The Concept Proposal provides for the main entries to be aligned with Victoria Road at O'Connell Street (the current alignment of the football march) and the existing entrance to the Parramatta Park Trust carpark to the south.
5. Inclusion of retail facilities in the atrium or main entrances and additional pop up shops in the precinct and need for good bump-in and bump-out retail.	NRL ARU PE & PLC WSS	The Concept Proposal allocates space for commercial and retail use within the façade of the stadium. These areas would allow for various business to operate within the precinct. Mobile food trucks and other mobile food outlets would access the stadium complex via a two way vehicular access road from O'Connell Street with entry points both at the north and south of the stadium and circle the western side of the stadium to return to O'Connell Street. Vehicles would either continue to travel north of the stadium to exit via the two way access road on O'Connell Street, or use the bus turning circle to exit onto O'Connell Street to the south of the stadium. These options would be further developed under the Stage 2 development.
6. Improved entry and exits and pedestrian link to Parramatta CBD, without walking on the narrow footpaths on O'Connell Street.	PCC	The at-grade forecourt is large enough to enable larger crowds to mingle, which will decrease the number of pedestrians waiting on O'Connell Street to enter the stadium precinct. In addition, the Concept Proposal aims to create a walkable precinct and allow for enhanced active transport links. In the future under the Stage 2 development, upgrades and/or alterations to off-site pedestrian paths are anticipated. This may include the installation of additional paths or increasing the width of existing paths to cater for increased pedestrian movements.
7. Strong event day precinct activation with provision of banners and coordinated lighting on approach to Stadium.	PCC	The Concept Proposal provides for an activated precinct introducing a number of public domain elements and a diversity of spaces to enable event day precinct activation. The provision of banners and coordinated lighting may be considered as part of Stage 2. .
8. Relocation of the Parramatta Swimming Centre as a result of the larger Stadium footprint.	PCC PPT Current users of the pool Parramatta Swimming Club	The demolition works have been scheduled to allow for the continued operation of the Parramatta Swimming Centre throughout the 2016/17 peak summer season. Consultation has taken place regarding options for the relocation of the Parramatta Swimming Centre, and the NSW government announced in June 2016 that a site less than one kilometre from the existing swimming centre and on Parramatta Park Trust land has been identified.

Key issues raised	Stakeholders	Response
9. Traffic and transport impacts, including the loads of all of the major projects currently planned in the Parramatta area	TfNSW	<p>The impacts of the demolition of the Stadium and Parramatta Swimming Centre have been estimated and a traffic impact assessment is included in the EIS.</p> <p>The current and anticipated loads during operation for vehicle, public transport, pedestrian and bicycle travel modes in the road network, as based on comparable stadiums for major events (full capacity), minor event (half capacity) and no events scenarios have been prepared. A review of the current proposed and approved developments in the vicinity of the Project has been undertaken, and the cumulative impacts on traffic in the Parramatta area have been considered.</p>
10. Parking with potential for high demand on the site even with other car parks coming on stream.	PCC	<p>The Concept Proposal provides limited parking of up to 500 car parking bays to the north and west of the stadium. This car park would be restricted to corporate and VIP use. The existing car park to the south of the stadium is to be retained under the Concept Proposal, albeit some loss of 20 spaces may result. The overall net parking slightly increases. In addition, a key goal of the Proposal is to boost public and active transport connectivity to the stadium and to encourage visitors to take advantage of the growing public transport network at Parramatta.</p>
11. Inclusion of physical, spatial and operational specifications to address security standards and requirements.	ES	<p>The Concept Proposal has tested the spatial requirements for contemporary security measures and allowed for them therewith, however, further design will take place in future stages of planning.</p>
12. Impacts on the view corridor from Old Government House	OEH	<p>The Urban Design and Public Realm Guidelines specify that the height of the stadium must be sensitive to the view from Old Government House. The guidelines also aim to provide 80% screening coverage of the stadium by existing trees and landscape. These design parameters would be further developed under the Stage 2 development.</p> <p>The visual impacts from viewpoints within the park have been assessed and have been deemed acceptable noting the mitigation measures contained within this EIS and as guided by the Urban Design and Public Realm Guidelines for the Project.</p>

## 5.6 Focus of upcoming consultation

An extensive program of community and stakeholder consultation will be carried out during the public exhibition of the EIS.

### Genuine and meaningful engagement

The NSW Government is committed to genuine and meaningful engagement with the community and stakeholders on its projects as this is considered to be essential for their successful delivery and to ensuring that the stadium meets the needs and expectations of its varied stakeholders.

The principles that will underpin the approach to communications and engagement with the community and stakeholders will be:

- **Timely** – responding to questions and feedback in a timely way throughout the project
- **Collaborative** – keeping people informed on the project at regular intervals and providing a range of opportunities for people to provide input into the planning and delivery of the project, communicating clear and accurate information about parameters of consultation and next steps at every opportunity
- **Accessible** – acknowledging the public's differing levels of interest, knowledge and available time and ensuring that information is easy to understand avoiding overly technical language wherever possible.

The main community information and consultation activities that are being considered during the public exhibition are:

- A **project website** – to be hosted and maintained as part of the Projects NSW website, to serve as a one stop shop for all information about the project.
- A project **e-newsletter** – to keep people informed on the project and opportunities to provide input.
- **Project fliers** – to be handed out at engagement events and through distribution channels such as the local MP, Chamber of Commerce and Council, to raise awareness of the project, provide updated information and encourage people to find out more by visiting the project website, including opportunities to provide input.
- **Print media advertisements** – to be placed in the Sydney Morning Herald, Daily Telegraph, Parramatta Advertiser and Parramatta Sun local newspapers, to inform the public about activities and opportunities to provide input during the exhibition of the EIS.
- A **social media strategy** – to promote support for the Project and opportunities to provide input and building on the fan forums already used to engage members and spectators in the early engagement.
- **Direct communication with members and spectators** of the two clubs from each code – the Parramatta Eels and Western Sydney Wanderers and their membership base to promote opportunities for input.
- An **open day** – to be held at the Stadium during the exhibition of the EIS with the participation of both Clubs and their players to enable members and spectators, as well as other community members, to learn more about the project and provide feedback.
- **'Swing by' sessions** – four sessions will be staged during the exhibition of the EIS at key high traffic locations around Parramatta (Parramatta Rail Station, Parramatta Park and the Church Street eat street area) on week days and weekends in the format of a public display and distribution of project fliers.

There will also be regular and ongoing meetings and workshops with Government agencies and other stakeholders to inform them on the EIS, clarify issues and encourage feedback.

All community and stakeholder activities will be fully documented for reporting in the Response to Submissions Report.

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## 6.0 Environmental scoping assessment

### 6.1 Environmental scoping for the environmental impact statement

An environmental scoping assessment has been undertaken to identify key biophysical, environmental, economic and social landscape elements which have potential to be impacted upon as a result of the Proposal.

The outcomes of the environmental scoping assessment are used to inform which key environmental issues require a more detailed assessment to identify their potential impacts on the environment. These key issues are addressed in the environmental assessment of this EIS (**Chapters 7 to 20**).

The identification of potential impacts and the application of appropriate assessment methods, as determined through the environmental scoping assessment were determined by means of the following inputs:

- A literary review of available documents relating to the existing environment
- Request for Secretary Environmental Assessment Requirements, submitted to the NSW DP&E
- Receipt of the SEARs
- Site visits and appraisals;
- Consultation with agencies, relevant stakeholders and community groups
- A review of relevant legislation and planning policy
- Understanding the characteristics of the project
- An identification of other projects or actions that may contribute cumulative impacts to the Proposal.

### 6.2 Summary of potential issues identified

The results of the environmental scoping assessment identified a number of aspects that could potentially be impacted by the Proposal. These aspects are listed below in order of assessment within this document:

- Urban design and visual amenity
- Transport and accessibility
- Noise and vibration
- Aboriginal heritage
- Non Aboriginal heritage
- Biodiversity
- Soils and contamination
- Surface and groundwater
- Flooding and drainage
- Social and economic considerations
- Waste management
- Air quality
- Hazards and site security
- Land use and property
- Ecologically sustainable development

### 6.3 Prioritisation of potential issues

A qualitative risk assessment has been undertaken for the Proposal based on the guidelines outlined in the AS/NZS ISO 31000: 2009. The methodology undertaken for this assessment is detailed in **Chapter 22.0**.

This risk assessment has been conducted based on the premise that a more detailed assessment is required for the biophysical, environmental, economic and social issues that are ranked as having the highest potential and greatest likelihood of being impacted by the Proposal.

Each potential environmental impact was ranked as high priority, moderate priority or low priority, based on the environmental impacts that could potentially result if the issue was not be mitigated or managed. The outcomes of this assessment have been used to prioritise the scope of work for each environmental aspect and can be viewed in **Table 6-1**.

**Table 6-1** Prioritisation of Environmental Issues

Issue	High Priority	Moderate Priority	Low Priority	Location
Urban design and visual amenity	✓			<b>Chapter 7</b>
Transport and accessibility	✓			<b>Chapter 8</b>
Noise and vibration	✓			<b>Chapter 9</b>
Aboriginal heritage	✓			<b>Chapter 10</b>
Non Aboriginal heritage	✓			<b>Chapter 11</b>
Biodiversity	✓			<b>Chapter 12</b>
Soils and contamination	✓			<b>Chapter 13</b>
Surface and ground water		✓		<b>Chapter 14</b>
Flooding and drainage;		✓		<b>Chapter 15</b>
Air quality		✓		<b>Chapter 16</b>
Social and economic considerations		✓		<b>Chapter 17</b>
Waste management		✓		<b>Chapter 18</b>
Utilities and services		✓		<b>Chapter 19</b>
Hazards and site security			✓	<b>Chapter 20.1</b>
Land use and property			✓	<b>Chapter 20.2</b>
Ecologically sustainable development			✓	<b>Chapter 20.3</b>

## **6.4 Format of the Assessment Chapters**

The format adopted for each of the environmental assessment chapters is outlined in the sections below.

### **6.4.1 Introduction**

The introduction provides an overview of the environmental aspect under consideration. It also provides an overview of the purpose of the assessment and the relevant SEARs that apply.

### **6.4.2 Assessment methodology**

The assessment methodology section explains the methodology undertaken for the assessment, including reference to relevant legislation and assessment guidelines.

### **6.4.3 Existing environment**

The key components and characteristics of the environment are described in this section prior to the commencement of demolition or operation of the project.

### **6.4.4 Potential impacts**

This section identifies the environmental issues and assesses the impacts of the Proposal on each environmental aspect.

Where existing criteria, guidance, environmental or assessment methodologies exist, the determined significance of an impact will be guided by that information. Where no explicit guidance or information has been found, qualitative judgement on the significance of an impact will be undertaken.

The judgement as to whether an impact is significant will depend on the importance or sensitivity of the receptor (e.g. as defined by legislation, policy, standards or guidance) and the magnitude of the impact affecting it (as decided by quantitative or qualitative means).

### **6.4.5 Mitigation and management measures**

Finally a description of the measures that will be implemented to avoid, minimise, mitigate, rehabilitate/remediate, monitor and/or offset the potential impacts of the Proposal are provided.

Where possible, the first priority has been to avoid the impact. In instances where this is not possible, impacts will be reduced at the source or at the receptor through a suite of mitigation and management measures. Finally, where avoidance or reduction cannot be achieved to a practicable or acceptable level, compensation or offsetting will be employed or recommended.

Management and mitigation measures to be implemented through particular environmental management plans are also included where relevant.

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## 7.0 Urban design and visual amenity

### 7.1 Introduction

The Concept Proposal and the Urban Design and Public Realm Guidelines (Urban Design Guidelines) are the platform intended to establish the urban framework for the structure and design of the Western Sydney Stadium precinct, providing a solution that leads to a new vibrant destination in Parramatta. The urban design principles, along with an analysis of the impacts of the Proposal on the visual amenity of the area, are discussed in this chapter.

The SEARs that relate to urban form and visual amenity are outlined in **Table 7-1**. The Proposal has responded to these requirements through the preparation of the Urban Design and Public Guidelines, provided in **Appendix C**, and through the preparation of a Visual Impact Assessment, provided in **Appendix E**. The visual assessment has been undertaken to show the stadium envelope proposed under the concept proposal and to identify the potential impacts on the surrounding landscape.

**Table 7-1 Secretary's Environmental Assessment Requirements – built form and visual amenity**

Secretary's Environmental Assessment Requirements	Where addressed in this report
<b>Concept Proposal – Built form and urban design</b>	
Provide a building envelope study to justify the proposed built form	Concept Proposal Drawings at <b>Appendix B</b> , Urban Design Guidelines at <b>Appendix C</b>
Establish appropriate design guidelines and development parameters within the context of the locality, including but not limited to: <ul style="list-style-type: none"> <li>- Site layout</li> <li>- gross floor area;</li> <li>- building footprints;</li> <li>- height and massing/building envelopes;</li> <li>- site access;</li> <li>- public domain; and</li> <li>- landscaping and tree planting.</li> </ul>	Concept Proposal Drawings at <b>Appendix B</b> , Urban Design Guidelines at <b>Appendix C</b>
Demonstrate how the proposal will be integrated into the city through improved public transport and pedestrian connections, public domain improvements.	Concept Proposal Drawings at <b>Appendix B</b> , Urban Design Guidelines at <b>Appendix C</b>
Demonstrate how the proposal achieves design excellence.	Urban Design Guidelines at <b>Appendix C, Section 7.5</b> of this chapter
Provide a visual impact assessment that identifies any potential impacts on the surrounding built environment and adjoining heritage items.	Visual impact assessment at <b>Appendix E</b> and historic heritage assessment at <b>Appendix I</b>
<b>Concept Proposal – Amenity</b>	
Assess amenity impacts on the surrounding locality, including view impacts, overshadowing and acoustic impacts.	This <b>Chapter</b> , <b>Chapter 9</b> and <b>Chapter 17</b> .

## 7.2 Assessment methodology

The visual impact assessment was undertaken using the following methodology:

- Background review of relevant studies, in particular:
  - *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage listed Values Technical Report* (Planisphere, 2012) which was used to identify important heritage viewpoints for consideration, and
  - *Conservation Agreement for the protection and conservation of the World Heritage Values and National Heritage Values of the Australian Convict Sites, Old Government House and Domain, Parramatta New South Wales* (the Conservation Agreement), which was used to identify development controls that apply to the Park Edge Special Area;
- Identification of the visual catchment within and surrounding the Site, including confirmation of visual receptors and important heritage viewpoints through field inspection. Twelve viewpoints were selected for the visual assessment;
- Preparation of photomontages for each important heritage viewpoint. Photomontages were prepared as followed:
  - Photography of each important view site to match those reviewed in the Planisphere report which informed the Conservation Agreement. Each view site was captured with a surveyor present to geo-reference the location of the photo.
  - Each photograph was taken with a view cone of 61.4 degrees field of view.
  - Use of rendering software to show the building envelope indicated in the Concept Proposal within the field of view.
  - Comparison of original photo/view to the proposed view.
- Assessment of visual impacts including interpretation of photomontages prepared for each important view. This involved assessment of compliance against the planning controls stipulated within the Conservation Agreement (Parramatta DCP controls for Park Edge Special Area).
- Recommendation of mitigation measures.

No architectural design has yet been undertaken for Western Sydney Stadium, other than for illustrative purposes and to confirm that the proposed capacity (and associated GFA) can fit within the development envelope while still meeting key built form principles to be adopted for the Site. Further assessment with regard to visual impact will be required in the application for Stage 2 of the Project, once a detailed stadium design is known.

### 7.2.1 Visual impact grading

Visual impact grading was informed by a set of visual assessment criteria developed specifically for the Project. Criteria were developed separately for heritage views and city views.

The criteria for heritage views included:

- Visual sensitivity rating: the sensitivity rating of each historically sensitive viewpoint based adopted from the sensitivity ranking from the Planisphere report extract "Determining Important Views" which rates views as low, moderate and high significance.
- Magnitude of visual effect: the magnitude is measured as the degree of change the particular view undergoes as a result of the proposed development. For this assessment, the magnitude was determined by considering the following factors:
  - Percent visible - gradient of percent of building visible;
  - Sight lines – whether the Concept Proposal would obstruct historic or world heritage protected views;
  - Scale and form – a measure of the Concept Proposal's relationship to the surrounding space;
  - Character – effect on existing heritage and landscape character (layering, prominence, landscape); and
  - Distance – the proximity of the viewpoint to the stadium.

- The total visual impact is assessed by combining the visual sensitivity and the magnitude of the Proposal and is ranked on a four point scale from negligible to high.

City views have then been assessed using the same methodology but different criteria, given the absence of heritage values and viewpoints. The criteria for city views included:

- Visual sensitivity rating: the sensitivity rating of each viewpoint was based on three categories:
  - Landscape setting – pristine to modified;
  - Spatial quality – coherent to variable; and
  - Receptor – number and type of viewers and frequency of view.
- Magnitude of visual effect: the magnitude is measured as the degree of change the particular view undergoes as a result of the proposed development. For this assessment, the magnitude was determined by considering the following factors:
  - Scale and form – form-space relationship
  - Character – effect on existing landscape character (contrast between setting); and
  - Distance – the proximity of the viewpoint to the stadium.
- The total visual impact is assessed by combining the visual sensitivity and the magnitude of the Proposal and is ranked on a three point scale from low to high.

### 7.2.2 Compliance with Conservation Agreement

Historic views have been checked for compliance against the following Park Edge Special Area controls stipulated in the Conservation Agreement and the Parramatta City Centre Development Control Plan (DCP) 2011.

## 7.3 Existing environment

### 7.3.1 Planning controls

The Site is identified within Parramatta City Centre Development Control Plan (DCP) 2011 as part of the 'Park Edge Special Area'. This area is subject to specific planning controls developed to protect the heritage values of Old Government House and Domain (OGHD) and Parramatta Park. The relevant controls for the Site are:

Area A.2 – Parramatta Stadium Site, Parramatta Pool and Car Park

- At least 80% of the building height (other than lighting towers for Parramatta Stadium) must be contained below the established tree canopy of Parramatta Park when viewed from any of the key viewing locations from OGHD shown in **Figure 7-1** [Figure 3.3.2 of the DCP and as referenced in the Conservation Agreement]. Buildings must be oriented so as to minimise the visual impact from these viewing locations.
- External building materials must be muted in colour with matt finishes to minimise contrast with the park surrounds and be complimentary to its setting.
- Signage on the upper level of buildings must not face the Domain of Parramatta Park

Further, to protect important views to and from Old Government House, *'development within the Park Edge Special Area must not be carried out in a way that obstructs the sight lines between Old Government House and the Old Kings School site and the spire of St Patrick's Cathedral'*.

### 7.3.2 Visual catchment

The visual catchment is defined as the extent to which the Site is visible. The Site is visible from northern and western section of Parramatta Park, O'Connell Street, Victoria Road, Marsden Street bridge, part of the Old King's Parade Ground and the river bank across from the Parade Grounds as shown in **Figure 7-1**.

The existing Parramatta Stadium lies within the centre of the catchment, lying low within the existing natural terrain and man-made mounds. The current stadium facade does not feature prominently in any views within the visual catchment of the site, largely screened by existing mature trees to the south and west. However due to their height, the floodlights of the stadium are more prominent in views from the surrounding area including from OGHD but are exempt in terms of their impact in the Conservation Agreement.

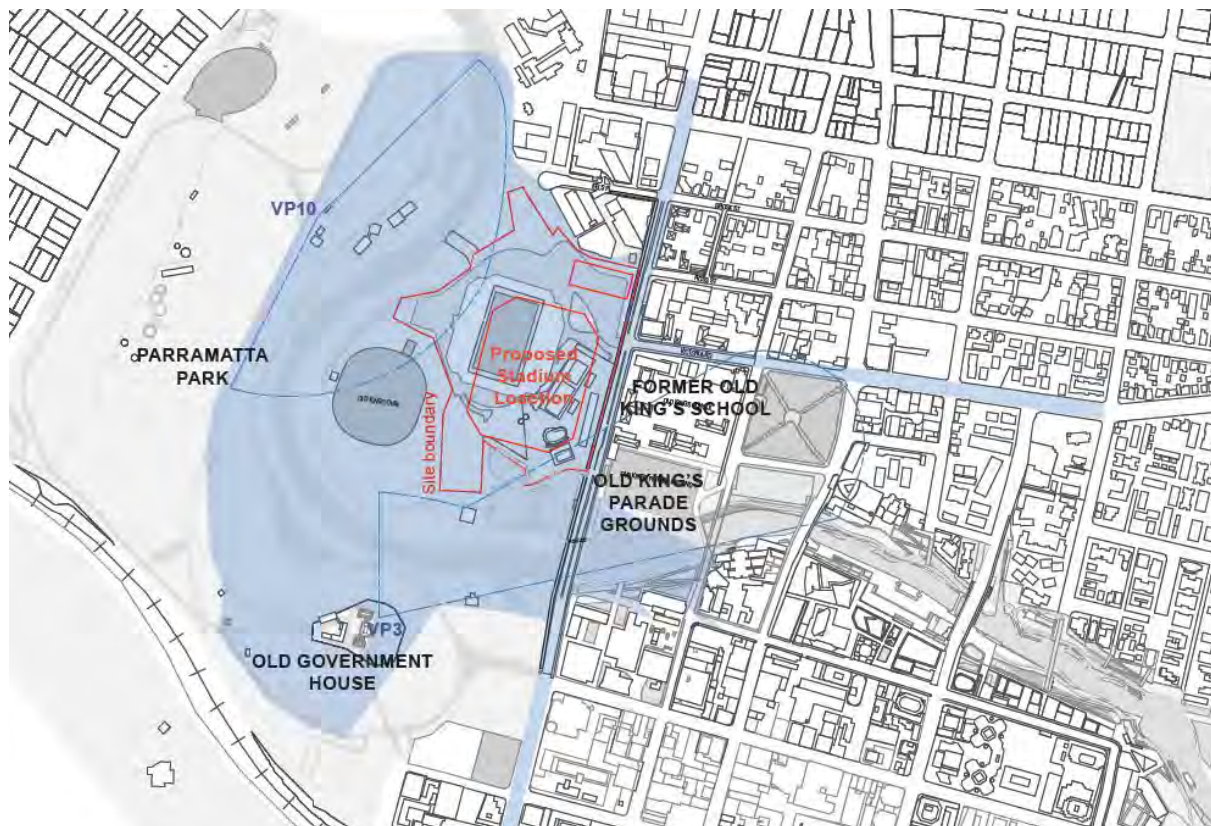


Figure 7-1 Visual catchment

**7.3.3 Viewpoints**

Ten views have been established for the visual impact assessment based on a background review of relevant heritage studies (historic views) and site inspection (city views). These views were grouped in two categories:

- historically sensitive views align with the relevant views identified in Planisphere (2012) and as required by the Conservation Agreement; and
- city views along O’Connell Street and Victoria Road which form the main access routes to the Site from Parramatta CBD.

These views are described in **Table 7-2** and shown in Figure 7-2 and **Appendix E**.

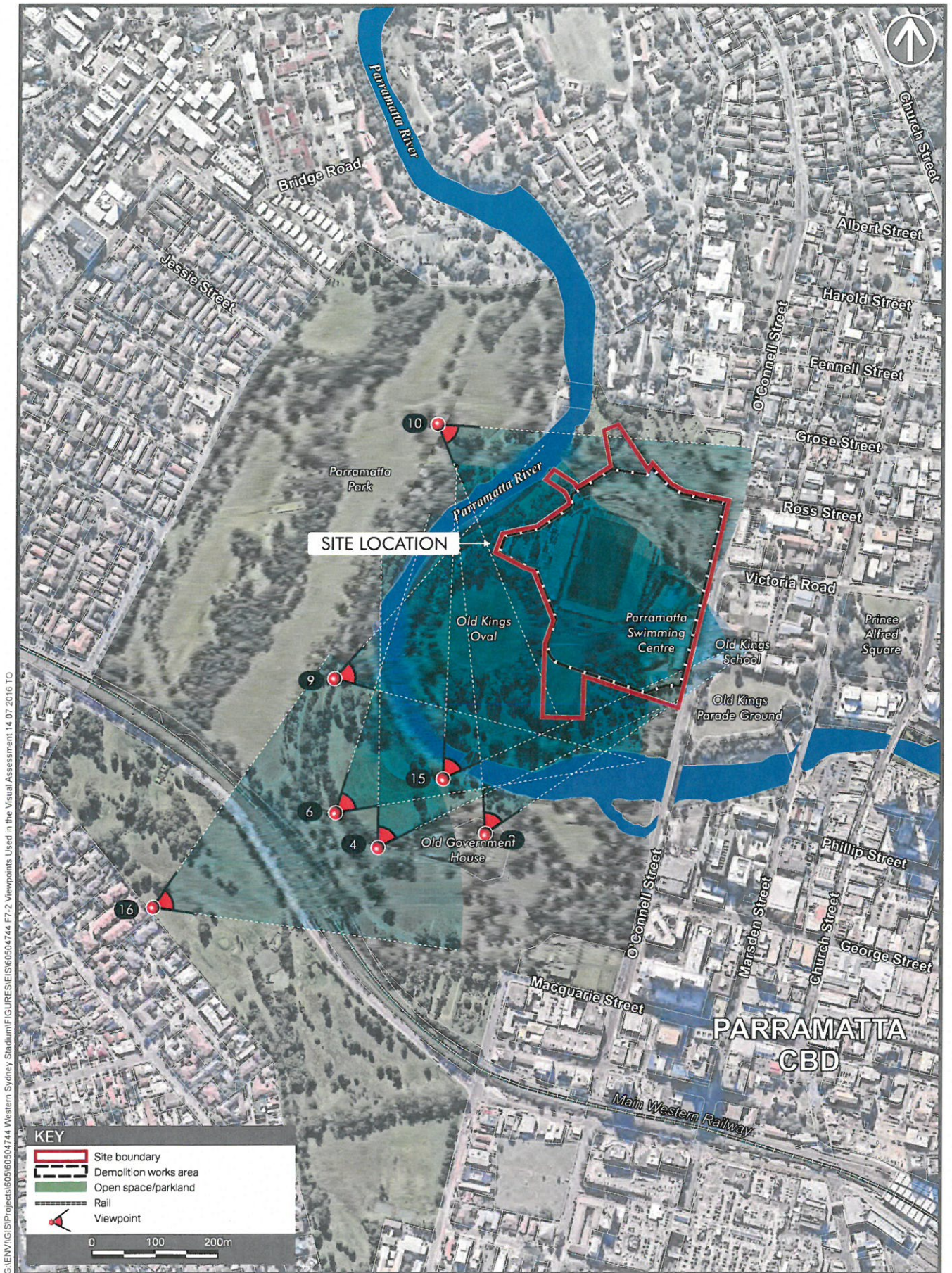
Table 7-2 Viewpoints relevant to the Study Area

Viewpoint	Location description	Description of view	Sensitivity
3 (View 2 under the CA*)	OGH to former Kings School	Lawn, open fence, mostly deciduous trees Exotic trees, river and Government Farm site beyond Narrow view of former King’s School building St Patrick’s Spire mostly obscured by trees Light posts of existing Stadium visible above tree canopy	High
4	Looking north from the crescent	Wooden fencing, bush, young trees and shrubs in the foreground with glimpses of Parramatta Stadium lights beyond High visual quality evoking a rural setting	Moderate

Viewpoint	Location description	Description of view	Sensitivity
6	From Crescent to city - View towards city from Boer War Memorial street	Regenerated woodlands with clear views through trees towards the Crescent, grassy amphitheatre and river glimpses City views mostly obscured by trees Moderate visual quality with some historic features (St Patrick's Cathedral spire) with similar views available in the vicinity	Moderate
9	North crescent to city looking east	Regenerated woodlands with medium sized trees in the foreground Cleared understory allows views through trees down to the river, road and lawn City buildings and Parramatta Stadium lights are visible beyond Moderate visual quality of the river and the city against a parkland setting	Moderate
10 (View 5 under the CA*)	Dairy precinct - Looking east	Woodland setting with trees and expansive lawns Dense trees and single storey buildings in the middle ground Large buildings (city scape) visible in the background Tranquil views in a historic setting	High
15	Old Government Farm - Looking east	Grassed area, river, pedestrian bridge and sparse trees in the foreground Line of trees and city skyline in the background Balanced outlook with Old Government Farm behind the bridge. The new city scape dominates the view	Moderate
16	Mays Hill - Looking east	Trees, grassed slopes and golf course Line of tree tops obscure the City skyline Parklike setting	Moderate
A	O'Connell Street bridge	Parramatta River in the foreground Trees with dense undergrowth spaced along river bank Car park dominates the middle ground Parramatta Stadium lights visible above the horizon Pleasant outlook compromised by modern infrastructure and no sense of colonial period	Low
B	O'Connell Street at Parramatta Leagues Club	Asphalt road and concrete footpath dominate the foreground Parramatta Leagues Club (PLC) dominant on the western side of O'Connell Street Parramatta Park Gate House and street trees visible in the mid ground Parramatta Stadium lights visible in the background The Parramatta Leagues Club building is dominant in the foreground	Low
C	Victoria Road looking west	Vehicular traffic, concrete road and asphalt footpath Parramatta Stadium visible below tree canopies across O'Connell Street Low quality finishes of the public domain Lack of defining street edges	Low

\* CA = Conservation Agreement

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## 7.4 Potential impacts

### 7.4.1 Proposed urban structure, built form and public domain

As previously described in **Section 3.2**, the Concept Proposal provides for the future planning of the Western Sydney Stadium Site in terms of urban structure (stadium siting, articulation, access and connectivity), built form (stadium envelope and height) and public domain and landscaping. The principles behind these elements are detailed in the Urban Design and Public Realm Guidelines in **Appendix C**, but generally include:

- Stadium envelope located south east of its previous location, adjacent to O'Connell Street to maximise street front activation opportunities and existing topography;
- A maximum height of the stadium envelope of RL 42.5 metres, a maximum GFA of approximately 60,000 m<sup>2</sup>;
- Future development area located at the north east corner of the Site, adjacent to Ross Street. The development envelope for this area allows a maximum GFA of approximately 20,000 m<sup>2</sup>;
- A two way road from south to north around the western side of the stadium;
- At-grade car park with up to 500 car spaces;
- Urban plazas and activation zones;
- Park transition zone; and
- Landscaping throughout the Site.

Compared to the existing Site condition, the proposed elements within the concept proposal would:

- Increase the overall height of the stadium, therefore increasing its prominence in the visual landscape;
- Increase the overall volume of the stadium, thereby contributing to the increased scale (bulk) of structures within the landscape setting;
- Provide opportunities for improved urban amenity and accessibility through the introduction of activated plazas and landscape elements; and
- Promote the visual transition between character settings of Parramatta Park and a revitalised sporting precinct through a park edge transition zone.

### 7.4.2 Existing and important views

A summary of the visual impact of the Concept Proposal from each view location is provided in **Table 7-3**, and has been determined in consideration of the development envelope described in the Concept Proposal Drawings (**Appendix B**). As shown, the visual impacts of the concept proposal range from negligible to moderate-high, depending on the sensitivity of the receptor or magnitude of change as a result of the Proposal.

**Table 7-3 Summary of potential impacts from view locations**

Viewpoint	Location description	Sensitivity	Magnitude	Overall impact rating
<b>Historic views</b>				
3	OGH to former Kings School	High	Moderate	Moderate-High
4	Looking north from the crescent	Moderate	Low	Low-Moderate
6	From Crescent to city - View towards city from Boer War Memorial street	Moderate	Moderate	Moderate
9	North crescent to city looking east	Moderate	Moderate	Moderate
10	Dairy precinct - Looking east	High	Low	Moderate
15	Old Government Farm - Looking east	Moderate	Moderate	Moderate

Viewpoint	Location description	Sensitivity	Magnitude	Overall impact rating
16	Mays Hill - Looking east	Moderate	Negligible	Negligible
<b>Urban views</b>				
A	O'Connell Street bridge	Low	Moderate	Low-Moderate
B	O'Connell Street at Parramatta Leagues Club	Low	Moderate	Low-Moderate
C	Victoria Road looking west	Low	Moderate	Low-Moderate

It is noted that this assessment was based on a development envelope only and did not consider architectural treatments and design measures which are used to mitigate impacts. Mitigation measures have been presented in **Section 7.5** and **Appendix E**. The implementation of these mitigation measures is likely to considerably reduce impacts on some views.

Discussion of these views from an assessment of historic heritage impact is addressed in **Section 11.5**.

### 7.4.3 Amenity

#### Demolition works

The demolition works would involve large mobile plant, cranes, increased traffic to and from the site and the erection of hoarding. The demolition works would have a temporary (up to 6 months) visual impact on the views from the Parramatta Park, nearby schools, roads and multi-storey buildings (view of cranes).

With the exception of tall cranes, the visual impact on heritage views would be minimal due to the existing topography and screening provided by parkland vegetation. Visual impacts on heritage views would therefore be low.

The primary impact on the urban views would be the erection of site hoarding or fencing as these would be visible from all viewpoints and be in close proximity to the receptor. These may have temporary visual amenity impacts however are not considered intrusive to the urban landscape. Given that views from the park are also likely to be screened, visual amenity impacts are considered low and manageable.

#### Concept proposal

##### *Solar access and overshadowing*

The height of the stadium under the concept proposal would increase and has the potential to result in greater overshadowing impacts. Shadow diagrams have been undertaken by CHROFI (2016) for the summer and winter solstice and are provided in **Appendix B**. The stadium is largely surrounded by open space to the west and south and would not result in overshadowing impacts to other developments. However, during the winter afternoon, the stadium could result in some overshadowing of the Old Kings School site. No overshadowing impacts occur during summer.

The use of adjacent sites is unlikely to be detrimentally impacted by overshadowing effects. Further, the overshadowing assessment has considered a conservative development envelope and has not allowed for architectural design and treatments that may otherwise reduce such impacts.

##### *Landscaping*

A number of landscaping treatments are proposed under the concept proposal (**Appendix B**) and with particular aim to minimise the intrusiveness of the stadium and its prominence in the landscape. It is intended to transition landscaping with Parramatta Park to provide visual connectivity and interpretation. Landscaping proposed would have a beneficial impact to the visual amenity of the immediate and surrounding area. Landscaping would also be used as an opportunity to minimise visual impacts on heritage views where possible.

## 7.5 Mitigation and management measures

### 7.5.1 Urban design

The urban design structure for Western Sydney Stadium is established under the concept proposal. There are currently no urban design guidelines in place other than development controls for the Park Edge Special Area that apply to the Site. The Proposal involves the adoption of the Urban Design and Public Realm Guidelines (**Appendix C**), which outlines the design principles and urban guidelines for the precinct, including:

- urban design guidelines describing design intent for the proposed urban structure, including principles for the development envelopes, access network and built form controls relating to articulation;
- public realm guidelines describing activation of the precinct and landscaping; and
- specific guidance for stadium development including consideration of siting and edges, podium and setbacks, and access and activation.

It is proposed that the delivery contractor for Stage 2 would adopt the Urban Design Guidelines to prepare a detailed design for the stadium, and which would be subject of a Design Excellence Competition (in accordance with clause 7.10 of the Parramatta LEP) prior to project application. The measures within these guidelines include the use of muted colour and matt finishes as well as the planting of screening trees for long-term management and mitigation.

### 7.5.2 Visual amenity

The visual assessment has been undertaken for a conservative development envelope and while potential impacts have been identified and assessed, it does not accurately represent the likely built form of the stadium. As such, management measures primarily focus on design considerations and planning controls to be adopted. These management measures, discussed previously, are summarised in **Table 7-4**.

**Table 7-4** Environmental management measures – urban design and visual amenity

Impact	No.	Environmental management measure	Responsibility	Timing
<b>Concept Proposal</b>				
Urban design guidelines and planning controls	VA1	The Urban Design and Public Realm Guidelines (CHROFI, 2016) are to be adopted for the Project.	Delivery contractor	Detailed design
Protection of important heritage views	VA2	The planning controls for the Park Edge Special Area and as prescribed by the Conservation Agreement are to be adhered to.	Delivery contractor	Detailed design
Visual impact of detailed design	VA3	To minimise visual impacts the detailed design should consider: <ul style="list-style-type: none"> <li>- articulating the bulk, volume, architectural design of the façade</li> <li>- the use of muted colour and matt finishes</li> <li>- planting of screening trees</li> </ul>	Delivery contractor	Detailed design
Visual impact of detailed design	VA4	To ensure compliance, a visual impact assessment of the detailed design is to be undertaken during Stage 2 of the Project.	Delivery contractor	Detailed design

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