

## ASSESSMENT REPORT

### Section 75W Modification Western Sydney Stadium Concept Proposal and Stage 1 (SSD 7534 MOD 2)

#### 1. INTRODUCTION

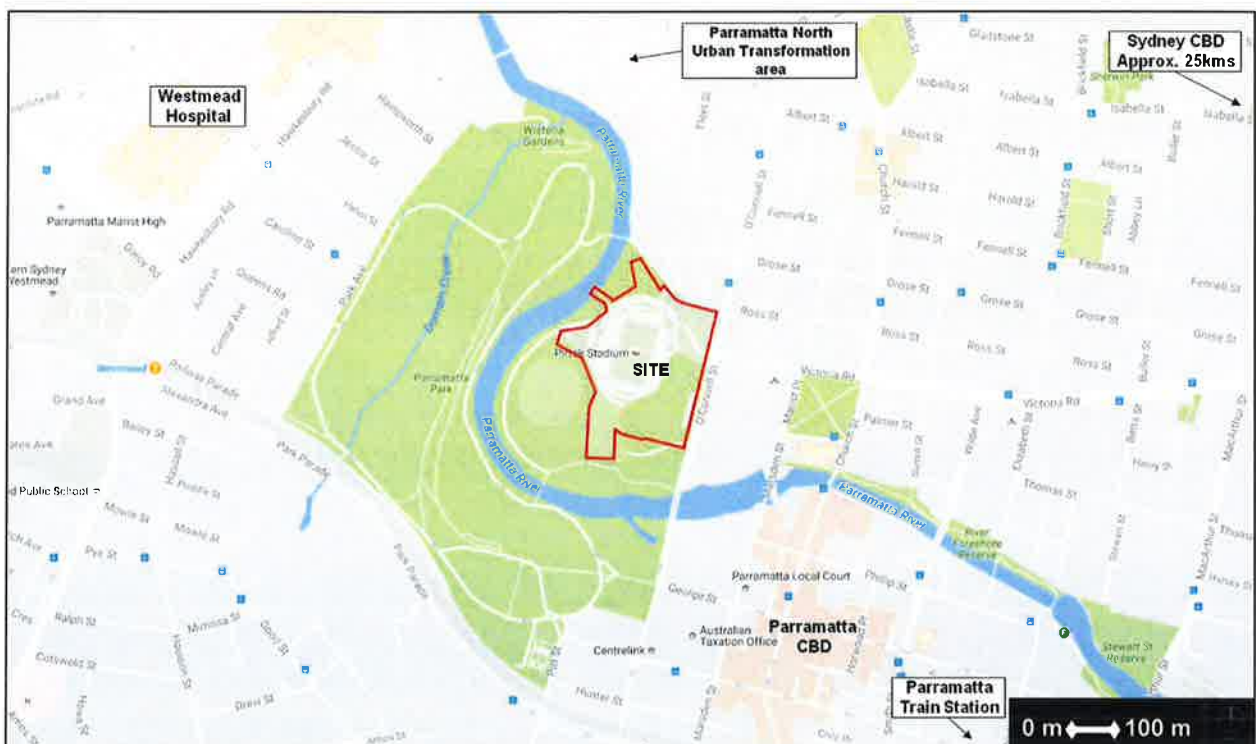
This report is an assessment of a request to modify the approved Western Sydney Stadium Concept Proposal and Stage 1 demolition State significant development (SSD) application (SSD 7534 MOD 2), Parramatta, in the City of Parramatta local government area (LGA). The request has been lodged by Venues NSW (the Applicant) pursuant to section 96(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Applicant's modification application seeks approval to correct the development site land description to include reference to an omitted lot number and make a minor amendment to the development site boundary.

#### 2. SUBJECT SITE

The site is commonly known as Parramatta (Pirtek) Stadium and is located at 11-13 O'Connell Street, Parramatta. The site is located at the north western edge of the Parramatta central business district (CBD), approximately 900 metres from the city centre, and approximately 25 kilometres (km) west of the Sydney CBD.

The site is bound by O'Connell Street to the east (its only street frontage, approximately 330 metres in length), the existing four/five storey Parramatta Leagues Club to the north, Parramatta River to the west and south and the Parramatta Park Trust (the Trust) surface car park to the south (see **Figures 1 and 2**).



**Figure 1: Site location** (source: [www.nearmap.com](http://www.nearmap.com))



**Figure 2: Existing Site layout** (source: [www.nearmap.com](http://www.nearmap.com))

### 3. APPROVAL HISTORY

#### Concept Proposal and Stage 1 (SSD 7534)

On 6 December 2016, a Concept Proposal and Stage 1 demolition SSD application for the Western Sydney Stadium was approved by the Minister for Planning under section 89E of the EP&A Act. The approval provided for:

Concept Proposal including:

- Western Sydney Stadium and future development building envelopes;
- stadium capacity of up to 30,000 patrons;
- a maximum total GFA of 80,000 sqm comprised of:
  - a maximum of 60,000 sqm stadium GFA; and
  - a maximum of 20,000 sqm future development GFA, within the northern corner of the site.
- land uses across the site including stadium and ancillary uses and ancillary/complementary uses within the future development building envelope;
- a maximum of 500 surface car parking spaces;
- vehicular and pedestrian entry/exit points, ring road and pedestrian circulation zone;
- Design Guidelines to guide future development and the public domain; and
- public domain works including urban parks, plazas, landscaping, function zone, public domain improvements and associated works (see **Figure 3**);

Stage 1 demolition works including:

- site establishment works;
- staged decommissioning and demolition of the existing Parramatta Stadium and Parramatta Swimming Centre pool and related structures and hard and soft landscaping; and
- waste management and site works to return all areas to ground level.

Demolition of Parramatta Stadium and Parramatta Swimming Centre has commenced.

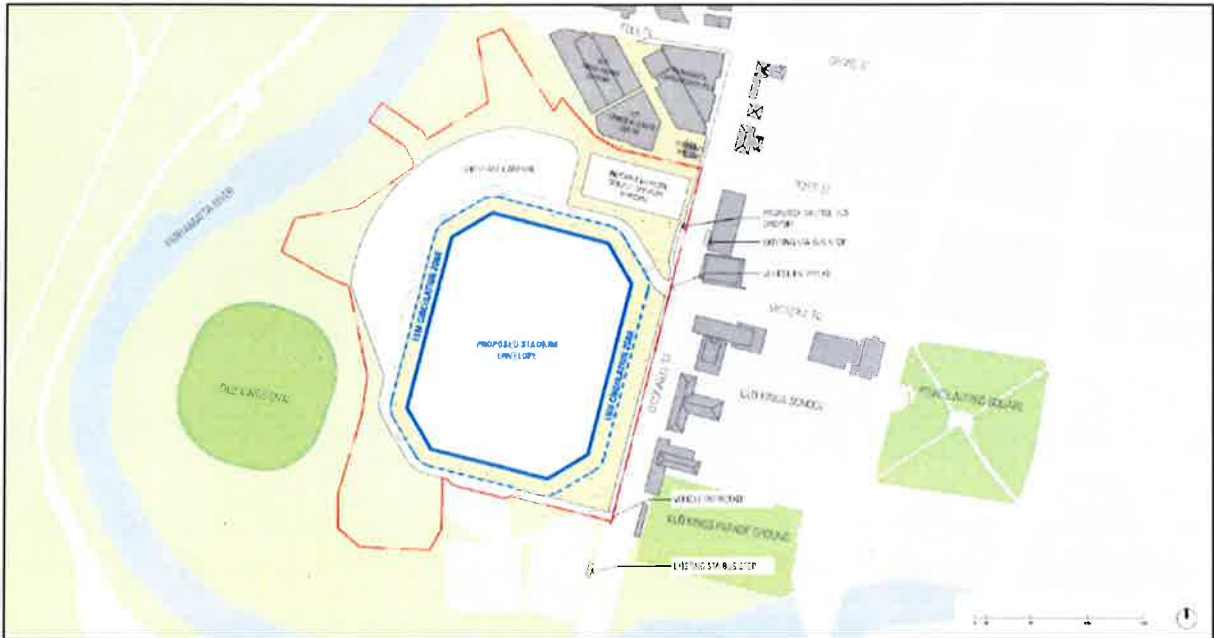
#### Stage 1 Modification Application (SSD 7534 MOD 1)

On 6 February 2017, the Applicant submitted a section 96(2) modification application seeking to modify the Stage 1 demolition works component of SSD 7534 to include the following:

- site remediation works and associated site levelling and bulk earthworks in accordance with recommendations outlined in the Remedial Action Plan (RAP); and
- stadium piling works, comprising driving and drilling of concrete piles to establish construction foundations.



At the time of writing this report, MOD 1 was yet to be determined, however, this is not an impediment to the determination of MOD 2.

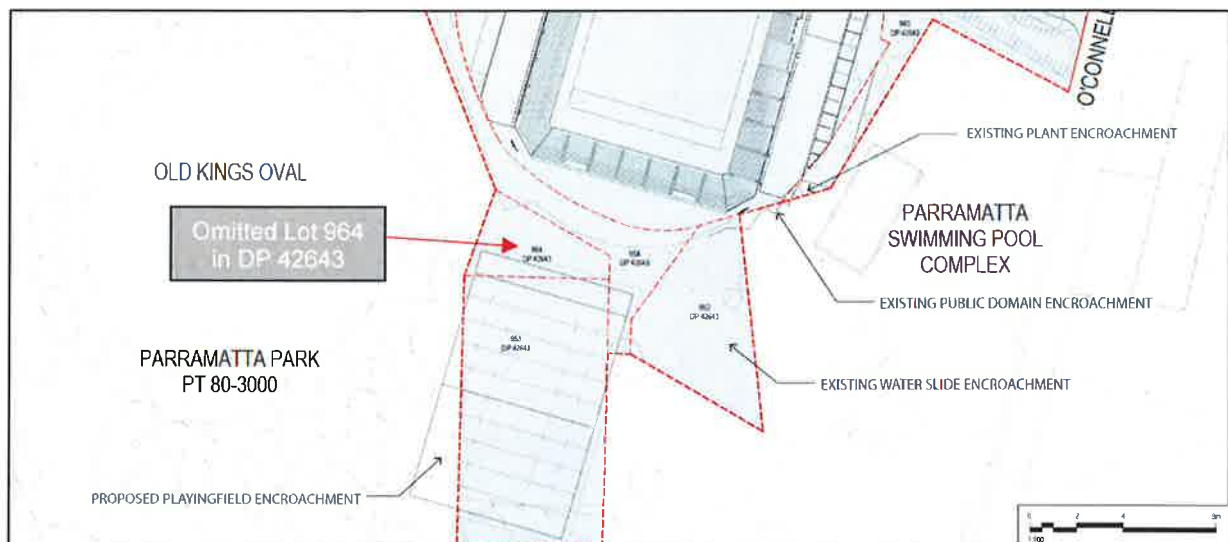


**Figure 3: Approved Western Sydney Stadium Concept Proposal Layout** (source: SSD 7534 Response to Submissions)

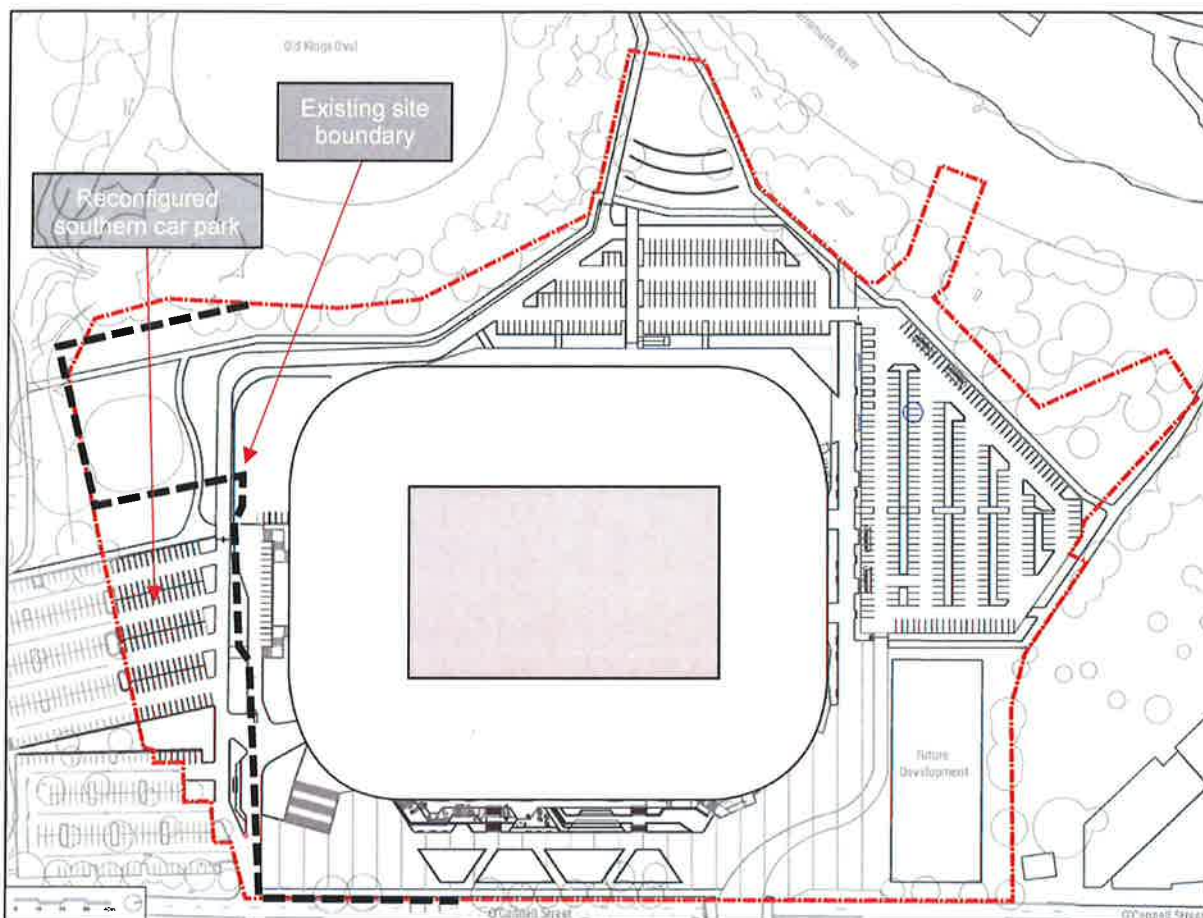
#### 4. PROPOSED MODIFICATION

On 8 March 2017, the Applicant submitted a section 96(1A) modification application seeking to modify SSD 7534 as follows:

- correct the development site land description as described in Schedule 1 of the development consent to include reference to an inadvertently omitted lot number Lot 964 in DP 42643 (see **Figure 4**); and
- make a minor amendment to the development site boundary to include an area of the southern commuter car park to facilitate its reconfiguration and resurfacing as part of the detailed Stage 2 (SSD 8175) proposal for the Western Sydney Stadium (see **Figure 5**).



**Figure 4: Site Survey Plan – Omitted Lot** (source: Applicant)



**Figure 5: Revised Site Boundary (existing boundary shown black dashed)** (source: Applicant)

## 5. STATUTORY CONSIDERATION

### 5.1 Modification of Approval

Section 96(1A) of the EP&A Act requires the consent authority to be satisfied that the following matters are addressed in respect of all applications that seek modification approvals:

**Table 1: Section 96(1A) matters for consideration**

Section 96(1A) matters for consideration	Comment
That the proposed modification is of minimal environmental impact	<b>Section 6</b> of this report provides an assessment of the impacts associated with the modification application. The Department is satisfied that the proposed modifications would have minimal environmental impact.
That the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all).	The proposed modification seeks approval to correct the development site land description and make a minor southern development site boundary adjustment to facilitate future resurfacing and reconfiguring works to the southern commuter car park. The proposed amendments are minor changes and do not result in any additional adverse impacts on the surrounding area. Facilitating the proposed works to the southern car park will enable this area to be better integrated into the redevelopment of the surrounding Western Sydney Stadium precinct. On this basis, the proposal would result in development that is substantially the same as the originally approved development.
The application has been notified in accordance with the regulations	The modification application has been notified in accordance with the regulations. Details of the notification are provided in <b>Section 5.4</b> of this report.
Any submission made concerning the proposed modification has been considered.	The Department did not receive any public submissions on the proposal. The suggestions raised by the City of Parramatta (Council) have been considered in <b>Section 6</b> of this report.

## 5.2 Environmental Planning Instruments

The following environmental planning instruments (EPIs) apply to the site:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Infrastructure)*;
- *State Environmental Planning Policy No 55 - Remediation of Land (SEPP 55)*; and
- *Parramatta Local Environmental Plan 2011*.

The Department is satisfied the proposed modifications do not change the development's consistency with the EPIs.

## 5.3 Approval Authority

The Minister for Planning is the approval authority for the application. However, under delegation dated 16 February 2015, the Director, Social and Other Infrastructure Assessments may determine the application as:

- the local council has not made an objection; and
- a political disclosure statement has not been made; and
- there were no public submissions in the nature of objections.

## 5.4 Consultation

The modification application was notified in accordance with the *Environmental Planning & Assessment Regulation 2000* and made publicly available on the Department's website and referred to Council. Due to the minor nature of the proposed modification, the application was not exhibited by any other means.

**Council** raised no objection to the modification proposal. No public submissions were received.

# 6. ASSESSMENT

## 6.1 Development Site Description

Lot 694 in DP 42643 (as shown in **Figure 4** above) was omitted in error the Applicant's Environmental Impact Statement (EIS) for SSD 7534. The omission was subsequently carried through to the land description in Schedule 1 of the development consent for SSD 7534, resulting in Lot 964 being unintentionally omitted.

The Department raises no objection to the proposed inclusion of Lot 964 into the description, acknowledging it will correct an administrative error.

It is also noted that the new site area encompassed within the proposed amended southern development site boundary is legally described as Crown Land Lot 80-3000 (part), which already forms part of the legal description of the proposal. The proposed southern development site boundary amendment would not result in the requirement for additional lots to be introduced to the development site description.

## 6.2 Development Site Boundary Adjustment

The modification application seeks to amend the southern development site boundary to facilitate future works in the southern commuter car park, including its reconfiguration and resurfacing and associated landscaping. The proposed amendments also seek to ensure consistency between the concept proposal and works proposed as part of SSD 8175 for the Stage 2 detailed design and construction of the Western Sydney Stadium.

As detailed in **Figure 6**, works along the northern edge of the southern commuter car park were originally envisaged by the concept proposal, notably the construction of a new internal circulation road around the perimeter of the new stadium and associated landscaping. These works are likely to have resulted in the existing car parking spaces and carpark layout being compromised.

The Department acknowledges the likely disturbance of the northern edge of the existing car park associated with stadium construction works and agrees the proposed reconfiguration of



the existing carpark will improve its layout and operational efficiency and final integration with the Western Sydney Stadium precinct.

Detailed consideration and final approval for the proposed works in the southern commuter carpark will be considered as part of the Stage 2 SSD application for the Western Sydney Stadium.

On this basis, the Department raises no objections to the proposed amended southern development site boundary, noting the inclusion of the area within the revised development site boundary will facilitate improvements to the southern commuter car park and its interface with the adjoining Western Sydney Stadium.



**Figure 6: Concept Landscape Plan Extract – Existing Southern Commuter Car Park Layout**  
(source: Applicant, SSD 7534 EIS)

## 7. CONCLUSION

The Department has assessed the modification application and supporting information in accordance with the relevant requirements of the EP&A Act. The Department's assessment concludes that the proposed modification is acceptable as it:

- would correct an administrative error and correctly include reference to Lot 964 in the Schedule 1 land description of the development consent; and
- would improve the operational efficiency and integration of the southern commuter car park with the adjoining Western Sydney Stadium precinct.

Consequently, it is recommended that the modification be approved.

## 8. RECOMMENDATION

It is **RECOMMENDED** that the Director, Social and Other Infrastructure Assessments as delegate of the Minister for Planning:

- considers the findings and recommendations of this report;
- approves the application under section 75W, subject to conditions; and
- signs the notice of modification (**Appendix A**).

Peter McManus  
**Specialist Planning Officer**  
**Social Infrastructure**

David Gibson  
**Team Leader**  
**Social Infrastructure**

## **APPENDIX A: NOTICE OF MODIFICATION**

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The Notice of Modification can be found on the Department of Planning and Environment's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8303](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8303)

## **APPENDIX B: SUPPORTING INFORMATION**

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

### **1. Modification Request**

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=8303](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=8303)