



16 December 2016

Ms Caroline McNally
Secretary
Department of Planning & Environment
320 Pitt Street
SYDNEY NSW 2000

Attention: Mr Peter McManus

WESTERN SYDNEY STADIUM, PARRAMATTA STAGE 2 REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

We are writing on behalf of Venues NSW in relation to the redevelopment of the Western Sydney Stadium (WSS). The purpose of this letter is to request the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) to accompany a Stage 2 Development Application (DA) for the redevelopment of the WSS. The Stage 2 detailed DA will be made under section 83B of the *Environmental Planning & Assessment Act, 1979* (EP&A Act).

The Parramatta CBD and the Greater Parramatta Region more broadly are growing rapidly and will continue to grow as Sydney's Central City. The existing Pirtek Stadium accommodates approximately 20,000 seats and provides little activation or amenities outside of event periods. The growth of the Western Sydney region combined with the number of sporting teams and fan base in the region have outgrown the capabilities of the existing stadium.

The NSW Government have committed \$300 million to the renewal of the Stadium to be redeveloped for increased capacity, greater activation and relationship with O'Connell Street as well as future ancillary uses to support the stadium. Venues NSW has secured consent for a Stage 1 concept proposal and demolition of the stadium. Venues NSW has chosen a preferred contractor for the Stage 2 detailed design and the demolition and construction of the stadium. The new WSS will provide a significant cultural investment in Parramatta with an improved facility for sporting teams as well as revitalised stadium precinct that includes opportunities for activation outside of event periods and a comprehensive reconfiguration of the public domain.

The Stage 2 DA will seek consent for the detailed stadium design as well as supporting retail and function uses, public domain improvements, vehicular and pedestrian access and circulation arrangements, noise mitigation and event management measures. A future separate DA/s will be lodged for the design and use of the 20,000m² of ancillary uses approved under the Stage 1 concept proposal.

The redevelopment of the stadium is for a use specified under Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as it is a recreation facility (major) with a capital investment value that exceeds \$30 million. The development is therefore declared to be State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

To support the request for the SEARs, the following information is provided:

- A description of the site and its local context;
- A summary of the proposal, including a discussion of the key parameters and anticipated matters for consideration;
- A summary of the key environmental planning instruments applicable to the proposal;
- An outline of the expected key deliverables associated with the proposal; and
- Proposed parties to be considered for consultation.

It is requested SEARs be issued for Stage 2 of the WSS to ensure a comprehensive assessment of the development is achieved.

Should you have any queries about this matter, please do not hesitate to contact either me on 9956 6962 or at acella@jbaurban.com.au.

Yours faithfully



Alexis Cella
Associate

1.0 THE SITE

The Site is located at 11-13 O'Connell Street, within the Parramatta Park located on the north-western edge of the Parramatta CBD. It is bound to the south and west by the Parramatta Park and the Parramatta River, the Parramatta Rugby Leagues Club to the north and O'Connell Street to the east.

The Site is located within the City of Parramatta local government area (LGA). A locational context plan and location plan are provided at **Figure 1** and **2** below.

The site benefits from close proximity to the Parramatta CBD and is located approximately 1km from the Parramatta Train Station. Parramatta is rapidly growing into the major CBD within Sydney's Central City. The stadium is located in close proximity to the future Western Sydney Light Rail alignment and the relocation of the Museum of Applied Arts and Sciences (the Powerhouse Museum) as well as the future West Metro line to Parramatta.

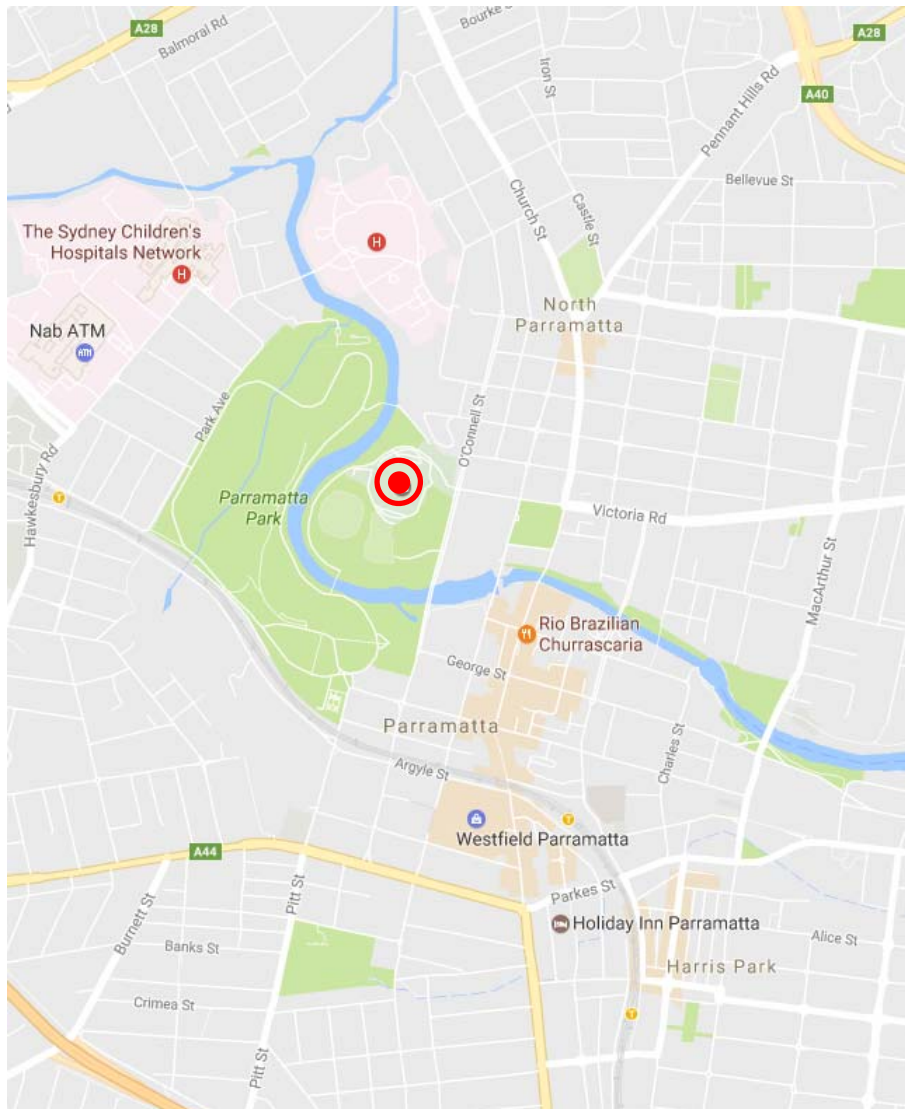


Figure 1 – Location Plan



Figure 2 – Site plan

2.0 THE PROJECT

The NSW Government has identified the redevelopment of the Western Sydney Stadium as a major urban renewal project. The renewal of the stadium forms part of the Government's revitalisation of Sydney's key sporting stadia.

Infrastructure NSW (iNSW) on behalf of Venues NSW submitted a State Significant Development Application (SSDA) for the Stage 1 concept proposal and demolition of the existing stadium in July 2016. Consent for the Stage 1 SSDA was granted by the Minister for Planning on 7 December 2016 and includes:

- **Concept Proposal** for the Western Sydney Stadium, including building envelopes, 500 surface car parking spaces, access, ancillary infrastructure and landscaping; and
- **Detailed works** for staged demolition and removal of the existing stadium and associated infrastructure and the Parramatta Swimming Centre.

A competitive tender process was held by iNSW to determine the preferred contractor for demolition and construction works as well as the Stage 2 detailed design of the stadium. The tender process also served as a competitive design process in accordance with the Director Generals Design Excellence Guidelines. Accordingly, the Stadium scheme prepared by the preferred contractor has been deemed to have achieved Design Excellence and will form the detailed proposal for the Stage 2 SSDA. The concept drawings prepared by the preferred contractor are included at **Attachment A**.

The proposed development, consistent with the Stage 1 approval, will comprise:

- A new 30,000 seat stadium and ancillary uses;
- 500 above ground car parking spaces;
- Vehicular and pedestrian access and circulation arrangements; and
- Public domain improvements.

The Stage 2 SSDA will seek approval for the detailed design and construction of the stadium as well as supporting uses such as retail tenancies, kiosks and other complementary uses. The stadium design will be generally consistent with the envelopes approved under the Stage 1 DA and will include materials and design treatments consistent with the Urban Design and Public Realm Guidelines. The DA will include detailed public domain plans demonstrating the future character and uses for the various zones surrounding the stadium and how these will integrate with the stadium design and function.

A future separate DA/s will be lodged for the design and construction of the ancillary future development.

3.0 PERMISSIBILITY AND STRATEGIC PLANNING

The following are the key relevant legislation and environmental planning instruments that will apply to the proposed development:

- *Environment Protection and Biodiversity Conservation Act 1999*;
- *Environmental Planning and Assessment Act, 1979*;
- *Threatened Species Conservation Act 1995*;
- *Heritage Act 1977*;
- *State Environmental Planning Policy (State & Regional Development) 2011*;
- *State Environmental Planning Policy No.55 – Remediation of Land*;
- *State Environmental Planning Policy (Infrastructure) 2007*;
- *Parramatta Local Environmental Plan 2011*; and
- Urban Design and Public Realm Guidelines.

The *Environmental Planning and Assessment Act, 1979* (EP&A Act) establishes the assessment framework for State Significant Development. Under Section 89D of the EP&A Act, the Minister for Planning is the consent authority for State Significant Development. Section 78A(8A) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS).

Pursuant to Section 83B of the EP&A Act a Staged DA may be made setting out concept proposals for the development of a site, and for which detailed proposals for separate parts of the site are to be the subject of subsequent DAs. This DA is for the detailed Stage 2 proposal of the WSS stadium redevelopment.

Other relevant policies and guidelines considered to be of particular relevance to the Stage 2 DA include:

- Crime Prevention Through Environmental Design Principles;
- Parramatta Development Control Plan; and
- Old Government House Conservation Agreement.

3.1 State Environmental Planning Policy (State and Regional Development) 2011

The SRD SEPP identifies development that is deemed to be State Significant Development. Clause 13 of Schedule 1 of the SRD SEPP provides that 'recreation facilities (major)' with a capital investment value (CIV) that exceeds \$30 million is State Significant Development. As such the project is declared to be State Significant Development (SSD) for the purposes of the EP&A Act.

The project is also 'staged development' for the purposes of Section 83B of the EP&A Act. State significant development applies to staged developments and as such the Stage 1 and 2 DA qualify as SSD and will be assessed under the relevant provisions under Part 4 of the EP&A Act.

3.2 Parramatta Local Environmental Plan 2011

The site is subject to the Parramatta LEP 2011 and is zoned part RE1 Public Recreation and part RE2 Private Recreation. The development is classified as a Recreation facility (major) and is permitted with consent in both the RE1 and RE2 zones.

Clause 7.10 of the Parramatta LEP requires a Design Excellence Competition to be held in accordance with the Director General's Design Competition Guidelines. The tender process run by iNSW has satisfied the Director General's Requirements for a Design Competition in this regard. The design excellence rationale for the stadium will be submitted in the DA.

There are no height or FSR controls that apply to the site under the Parramatta LEP.

3.3 Stage 1 Consent

Pursuant to Section 83D(2) of the EP&A Act, the Stage 2 DA *cannot be inconsistent with* the consent granted for the Stage 1 DA. The relevant requirements in the Stage 1 Consent include:

- The stage 1 DA consent conditions;
- The building envelopes;
- Land uses and floor space;
- Car parking;
- The Urban Design and Public Realm Guidelines; and
- The precinct and plaza plans.

4.0 PRELIMINARY KEY ISSUES IDENTIFICATION

The following potential impacts and anticipated key issues have been identified.

- **Consistency with Stage 1 DA:** The stage 1 DA establishes an envelope for the stadium and supporting uses (60,000m²) and a separate building envelope for the future development options in the northern portion of the site (20,000m²). The EIS will provide an assessment of the proposal's consistency with the Stage 1 consent. A primary component of this assessment will be the consistency with the building envelopes.
- **Heritage Impacts:** The site is surrounded by and includes a range of different heritage items of varying levels of significance. The heritage impacts specific to the site include potential impacts on significant views to and from Old Government House and Domain (OGHD). The detailed design of the stadium will be required to demonstrate consistency with The Urban Design and Public Realm Guidelines and heritage mitigation measures provided in the Stage 1 DA.
- **Public Domain and Urban Design:** The proposed development will include a detailed public domain and landscaping plan. The public domain and landscaping will be consistent with the Urban Design and Public Realm Guidelines approved as part of the Stage 1 DA. All aspects of the public domain including pathways, cycle connections, landscape concept, public art, lighting will be addressed. Crime prevention through environmental design principles will also be addressed.
- **Traffic, Access, Parking & Public Transport:** A transport, traffic and parking assessment will be prepared by a specialist traffic consultant and accompany the EIS. The report will consider site access arrangements and the design and operation of the proposed car park. The report will also assess the traffic impacts associated with the stadium and surrounding uses.
- **Noise:** The detailed design of the stadium will be required to mitigate potential noise impact on surrounding sensitive receivers including surrounding residents and schools as well as the colony of Grey Headed Flying Fox. The DA will also assess impacts from construction noise and mitigation measures.
- **Operational Impacts:** The DA will need to address the anticipated operational impacts associated with the use and detailed design of the stadium. This will include details on the type and frequency of events as well as proposed mitigation measures.
- **Social Impact:** The EIS will be accompanied by a Social Impact assessment that identifies the Social Impacts associated with the stadium and Parramatta Swimming Centre and any required mitigation measures.
- **Pedestrian Flows:** An assessment of the pedestrian flows and the proposed safety and crowd management measures will be included in the DA. This will include pedestrian movements both on and off the site.

5.0 EXPECTED DELIVERABLES

To assist in confirming the SEARs, the following are the expected deliverables to support the EIS:

- Owner's Consent
- DA Fees
- Secretary's Environmental Assessment Requirements (and responses);
- Architectural Plans and Design Excellence Statement;
- Assessment against Urban Design and Public Realm Guidelines;
- Traffic and Transport Assessment;
- Heritage (Aboriginal and Non Aboriginal);
- Visual Impact Statement and Assessment;
- Consultation Report;
- Noise Impact Assessment;
- Biodiversity Assessment;
- Contamination and Geotechnical Assessments;
- Drainage and Flooding Assessment;
- Utilities Assessment;
- Waste Management;
- Construction Management and Air Quality Management Plan;
- Statement of Capital Investment Value;
- Operational/Event management Plan;
- Social Impact Assessment;
- Public Arts Plan; and
- Crime Prevention through Environmental Design (CPTED) Assessment.

6.0 CONSULTATION

In preparing the EIS, it is expected that the proponent will undertake consultation with the following stakeholders, organisations and agencies:

- Infrastructure NSW;
- Roads and Maritime Services;
- Transport for NSW;
- City of Parramatta Council;
- Existing users of the stadium;
- Parramatta Park Trust;
- The Parramatta Pool and existing users of the centre; and
- Surrounding residents and business.