

Stage 2 State Significant Development Application

Consultation Outcomes Report



Western Sydney Stadium

11-13 O'Connell Street, Parramatta

Submitted to the Department of Planning and Environment
On behalf of Venues NSW

March 2017 ■ 16435

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1.0 Introduction

This consultation summary report has been prepared by JBA on behalf of Lendlease and Infrastructure NSW (INSW) to outline the key issues raised by the local community and stakeholders during the preparation of the Stage 2 State Significant Development Application (SSDA) for the Western Sydney Stadium.

As part of the SSDA, Lendlease and INSW are committed to ongoing consultation throughout the development of the project.

This report identifies the issues that were raised during the consultation period prior to lodgement of the SSDA.

1.1 Site location

The Western Sydney Stadium site is located to the north of the Parramatta River, on the north-western edge of the Parramatta CBD. The site lies within the Parramatta Parklands and is generally surrounded by open space and recreational areas to the east and south.

The site is located approximately 400m from the Prince Alfred Square station, which forms part of the preferred Stage 1 route of the Parramatta Light Rail network, which was announced in February 2017. The site's locational context is shown at Figure 1.

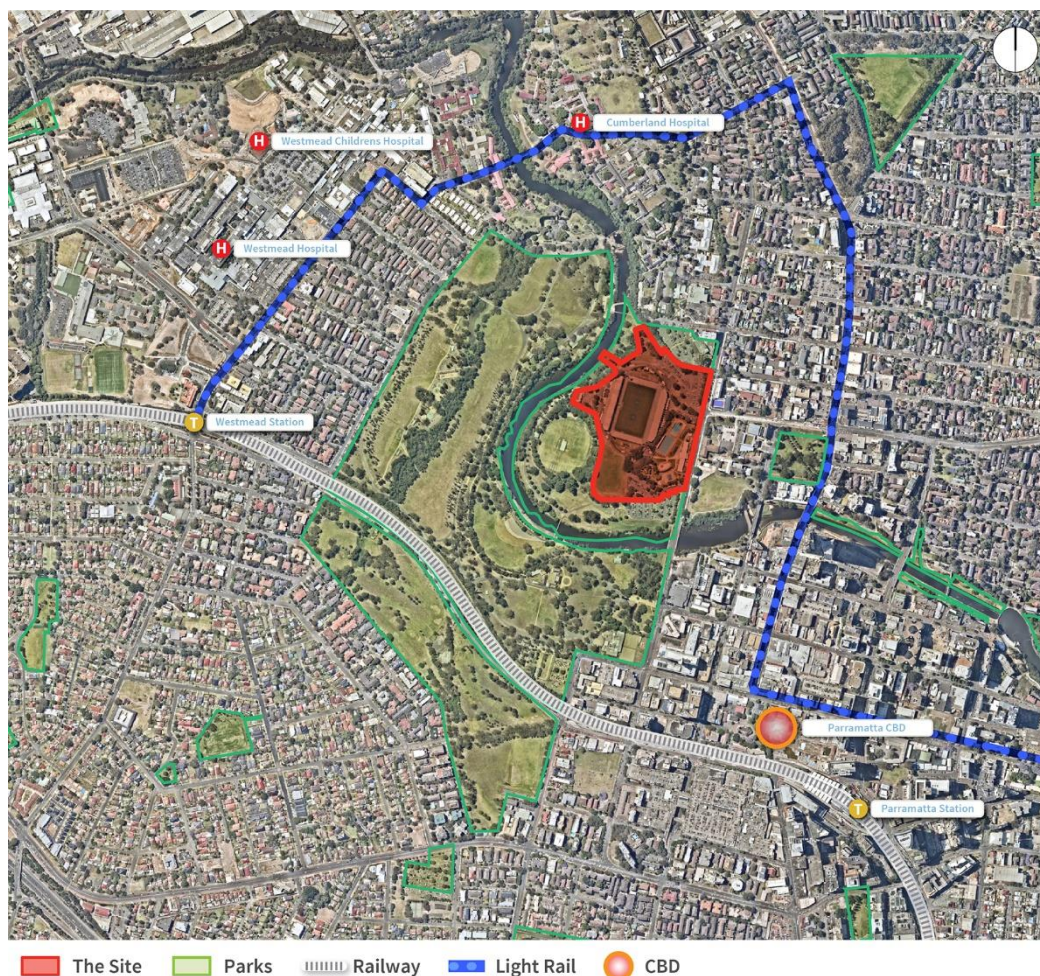


Figure 1 – site context plan

Source: JBA

1.2 Proposed project

The renewal of the Western Sydney Stadium forms part of the NSW State Government's revitalisation of Sydney's key sporting stadia. The NSW Government has identified the redevelopment of the Western Sydney Stadium as a major urban renewal project and has committed \$300 million to its renewal.

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

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

The new stadium will:

- Be able to cater for bigger crowds, provide an improved game day experience and bring major benefits to the Western Sydney economy
- Generate approximately 1,200 jobs during construction and between 600 to 900 jobs once operational for sporting event days and major events
- Cater for a range of sporting and community uses within the precinct.

2.0 Consultation overview

Prior to lodgement of the SSDA Environmental Impact Statement (EIS) for Stage 2 consultation was undertaken with key stakeholders and the local community to provide all stakeholders with information about the Stage 2 SSDA.

A newsletter was delivered to 7,500 local surrounding residents, providing residents with an update about the project and inviting them to attend a community information session where they would be given an opportunity to meet the project team and ask questions about the Stage 2 SSDA. A copy of the newsletter can be found in **Appendix A** and a map of the distribution range can be found in **Appendix B**.

Two consecutive weeks of advertisements were placed in the Parramatta Advertiser, on Wednesday 15 and Wednesday 22 February 2017, advertising the community information session, as well as the existing 1800 community information number and project email address. A copy of the advertisement can be found in **Appendix C**.

An email was sent to existing stakeholders on Wednesday 22 February 2017, who had previously registered to receive project updates. 90 stakeholders received the email inviting them to attend the information session and a copy of the newsletter.

The community information session was held on Saturday 25 February 2017 at the Parramatta RSL, Corner O'Connell and Macquarie Streets, Parramatta from 12pm until 3pm. 13 interested stakeholders attended the information session. A copy of the display boards can be found in **Appendix D**.

The following stakeholders were consulted with prior to lodgement of the SSDA:

- Heritage Council NSW
- Roads and Maritime Services
- Transport for NSW
- City of Parramatta Council
- Parramatta Light Rail
- National Rugby League
- Western Sydney Wanderers
- North Parramatta Residents Action Group

3.0 Summary of feedback received

The section below provides a summary of the feedback received to date as a result of community and stakeholder consultation activity.

3.1 Community Feedback

Feedback was received at the information session and through the consultation email address and 1800 number following the information session, including the design response is set out at **Table 1**.

Table 1 – Community Feedback

Issue	Design Response
Closure of Parramatta Swimming Pool	
Concerned about the closure of Parramatta Memorial Swimming Pool without plans to replace the existing facility	The closure of Parramatta Memorial Swimming Pool does not form part of this project therefore the design team is unable to comment on future plans to replace the pool.
Lack of understanding as to why the pool and the new stadium cannot both be located on the same site	
Concern that crown land rulings were pushed through to achieve this outcome	
Lack of understanding as to why another design wasn't considered, one that would save the swimming pool.	
Refer to Figgis Jefferson Architects plan to keep pool in existing location and build new stadium	
Would like to know what will happen with the existing swimming pool equipment	Refer to City of Parramatta Council.
Chosen site for the Stadium	
Concern that the chosen site is not the best place to build a new stadium	The location of the proposed Western Sydney Stadium was identified and finalised prior to the development of the proposal and the design team is unable to comment.
Flora and Fauna	
Concern that a flora and fauna management plan will not be put in place	Flora and Fauna studies will play a critical role in future development of the design and will form the basis of the planting palette for the proposal.
Would like to see tall trees planted to hide the height	The proposed masterplan retains as many existing trees as possible in particular all of the trees surrounding Old Kings Oval and along the River which screen the proposed stadium. New trees consisting of predominantly locally indigenous species including Eucalyptus which grow to substantial heights are proposed to assist in further screening of the stadium along its southern edge. Tree planting within carparks will further assist to green the site and screen the carpark.
Would like to see native trees planted around the new stadium	The current planting strategy for the proposed master plan is to utilise predominantly native species on the north, south and west of the stadium with more cultural exotic species used on the east along O'Connell Street to tie in with cultural plantings within Prince Alfred Square located further down Victoria Road.
Design	
Would like to Brutalist design does not fit in with the rest of Parramatta	The stadium pays tribute to the manufacturing and industrial heritage of Parramatta and the greater Western Sydney.
Steel column design does not fit in with the rest of Parramatta	

Do not like the fact that the corporate boxes have glass and will be air-conditioned, whereas the general admission section on the western side will struggle during the afternoon because of the sun	The roof will be designed to provide as much shade to patrons as possible, whilst allowing enough light and airflow to allow the turf pitch to be sustained.
Concerned that O'Connell Place will be unsafe	O'Connell Place will be under high surveillance due to its proximity to O'Connell Street directly to the east. The existing high canopied trees ensure views into the space are maintained. The space will also be well lit to ensure safe night time use.
- Like the fact that the seats will be closer to the field - Pleased to see that all seats will be covered - Great design of the outdoor space including the terraces - The proposed amenities for the stadium will be a great improvement - Will provide a better experience for fans - Like the fact that the outdoor area can be used for various events	Noted
Heritage	
Concern about the potential impact on the Fleet Street Heritage Precinct	The proposed stadium footprint, although larger than the current stadium, is located further south than the existing stadium, limiting any visual impacts to the Fleet Street Precinct. Vegetation and levels across the northern boundary of the site will be maintained so that no impacts are caused to adjoining sites. Please note that Parramatta Leagues Club located between the Stadium site and the Fleet Street Precinct is not part of this project and any development of this site is part of a separate proposal.
Miscellaneous	
Pleased to see modern facility that will be available to residents of Western Sydney	Noted
Pleased that this development will cement Parramatta as the centre of Sydney	Noted
Concern about the off leash dog area, it should not be mixed with general public area	The indicative perspective image of the Riverside Terraces indicated a dog off leash. The proposed master plan does not propose either dog on or off leash areas as the majority of green open space will return to Parramatta Park Trust ownership. Any future dedicated dog off leash areas will be determined by the Trust.
Minimal community benefits	- The proposed stadium and associated public realm will provide increased community benefit including: - A high quality stadium facility within western Sydney - In increase in publically accessible green space - Increase permeability across the site including new pedestrian and cycle connections - Function space which can be hired for community meetings and gatherings - Proposed linear park along O'Connell Street with additional planting, seating and opportunities for children's play
Concern about lack of new infrastructure in Parramatta	The new Western Sydney Stadium and associated public realm along with proposed light rail and Parramatta Square development all provide new infrastructure within Parramatta.
Consultation	
Concern that Stage 1 did not take community feedback into consideration, particularly about the	Stage 1 does not form part of this project therefore the design team is unable to comment on the

closure of the swimming pool

community consultation process for this Stage.

3.2 Stakeholder Workshops and Feedback

Briefing sessions were held with the following key agencies:

- Roads and Maritime Services
- Transport for NSW
- City of Parramatta Council
- Parramatta Light Rail
- National Rugby League
- Heritage Council NSW
- North Parramatta Residents Action Group.

The issues raised and the design responses for each agency is set out below.

Table 2 provides a summary of the key issues raised during the stakeholder meetings.

Issue	Design Response
Roads and Maritime Services and Transport for NSW	
■ Future developments in Parramatta and the Greater Parramatta and the Olympic Peninsula (GPOP) future strategy – transport models need to take account of this	■ Quantitative traffic impact assessment focussed on key intersections around the WSS. SCATs data was obtained from RMS for assessment but strategic modelling has not form part of the scope of this TIA. 2% background traffic growth adopted, which accounts for surrounding development. Sensitivity test around effects of the Leagues Carpark, as well as Parramatta Light Rail were incorporated.
■ The importance of O'Connell Street as part of the Inner Ring Road attracting more traffic.	■ Trip generation, modal split and trip assignment have been addressed in TIA and key intersections along O'Connell Street have been assessed.
■ Construction traffic generated by all new developments around Parramatta CBD area, including O'Connell Street Primary School construction needs to be considered.	■ Addressed in Construction Traffic Management Plan (CTMP), before start of demolition activities. ■ Traffic impact from bulk earthworks and general construction activities was taken into account in this TIA as part of the background traffic growth.
■ Consider mix of Civic Link, Light Rail and Parramatta's carparking strategy to reduce public carparks and other train and bus pedestrian connections.	■ The assessment included the behaviour and desire lines of pedestrian movements for peak event times, including the use and interaction with different modes.
■ The Parramatta station falls outside the 15-minute walk radius around the stadium. Will that change of mode?	■ The mode share associated with the current and proposed stadium was assessed to take account of this. A stadium as a landuse would be expected to have a differing influence on accessibility planning, which is associated with the 15min walk radius.
■ It is expected that the Parramatta Light Rail (PLR) will direct traffic onto O'Connell Street hence the importance of keeping it functional and operational within acceptable levels of service.	■ Frequency and proposed capacity of the PLR was incorporated into the modal split assessment. A sensitivity test to allow more traffic onto O'Connell Street was also undertaken and impact assessed.
■ Need to maintain bus routes on O'Connell Street. Future bus route 900 could change with PLR. Bus 829 night service could change.	■ No additional changes to bus routes and schedules have been suggested in the TIA. Some changes might be required as part of the Event Day Management Plan.
■ Potential to move bus drop-offs for stadium events to Prince Alfred Park.	■ Not assessed in detail, but PLR station on north-eastern corner of the Park might exaggerate operations rather mitigate it.

City of Parramatta Council	
Would like to see at grade crossings over O'Connell Street	At present at grade crossings are maintained at Victoria Rd and in front of the Old Kings School on O'Connell Street.
Would like an opportunity to review pedestrian modelling to understand flows to and from the stadium	Assessment of pedestrian impacts have been undertaken and addressed in the Traffic and Transport Report.
Would like to understand the informal parking impacts at Westmead and North Parramatta through the Traffic and Transport Report	Parking impacts have been addressed in the Traffic and Transport report.
Ensure Boulevard of Legends is inclusive and represents sporting 'legends' from diverse backgrounds	The Boulevard of Legends will be inclusive and represents sporting 'legends' from diverse backgrounds
Would like to see separation of vehicle and pedestrian movements at O'Connell Street entrance on game days	The current arrangement sees the closure of the Victoria Road entrance to vehicles 2 hours prior to commencement of an event to allow increased pedestrian flows across the Civic Plaza. This entrance reopens 1 hour after the conclusion of an event.
Would like to understand heritage impacts of LED screens	The Southern LED screen was removed in light of this concern.
Concern over concrete paving. Would like to see City of Parramatta Council colour palette	The design development of paving materials and patterns will consider the City's preferred palette of materials. The pavement design will be robust and will consider the scale of pavement areas as well as being cohesive with the proposed built form.
Would like to see active play space along O'Connell Street	Noted. Will be considered during detailed design.
Parramatta North Urban Transformation (PNUT) - O'Connell Street important link between CBD and future PNUT; - Information on master planning available.	The full impact of this development is not available yet but for the purposes of this TIA, a background traffic growth rate was applied. Pedestrian and cycle links to development were considered.
Parramatta Eels – Multi-level carpark - DA status - deferred commencement; - TIA on development – report available; - No information available for surveys done on how spectators travel to and from stadium.	Traffic modelling was undertaken for the peak arrival period associated with a full event at the current and proposed stadium, including the potential implications of the Leagues Club Development.
- Discuss current study details on Parramatta Walking Strategy. Data on pedestrian movements and routes within CBD, current and future links and strategies; - Current Wayfinding information and maps could be available – City of Parramatta (CoP) will follow up; - Input to proposed routes, connection and circulation around stadium - CoP will follow up.	- CoP provided information. - Qualitative and quantitative assessment of pedestrians included in TIA.
- CoP would like to see proper provision for bicycle parking at the Stadium; - Cycling routes – current and planned; - Input to proposed routes, connection and circulation around stadium; - Latest Parramatta Bike Plan.	- CoP provided information. - Quantitative assessment of cycling requirements provided in TIA.
- Raw data of public parking (on-street and off-street) within the CBD area that can potentially be used by event spectators; - Information on latest CBD Parking Strategy - CoP will follow up.	- CoP provided information. - Parking information from Stage 1 DA taken into account and quantitative assessment of car parking impact on modal split assessed in TIA. - The effects for internal circulation, parking layout, rejection points, turning radii and provision for different type of vehicles have been considered.
The importance of the O'Connell Street/Victoria Street intersection and how the pedestrian/vehicle conflicts can be mitigated. CoP raised the potential	These issues have been assessed and addressed in the TIA and potential mitigation measures suggested.

to change the intersection to a T- intersection and move ingress/egress to the north as left-in/left-out, to the northern boundary of the proposed future development.	
Current bus stops in O'Connell Street – needs to assess best options.	
Parramatta Light Rail	
Would like to see stadium and Light Rail projects more integrated	The design team understands that a proposed light rail stop will be located on Church Street adjacent to Prince Alfred Square. The master plan allows for direct pedestrian connections to occur from Prince Alfred Square to the main stadium entry within the Civic Plaza.
National Rugby League	
Pleased with design of stadium	Noted.
Question about team recovery area	The hydrotherapy areas were shown to NRL. It was noted that these will be future proofed by providing additional areas.
Heritage Council NSW	
South East LED screen would impact heritage views	LED screen has been removed.
White steel frame is not in keeping with heritage view requirements	Steel columns and support beams have been changed to grey to assist with the blending into the landscape.
North Parramatta Residents Action Group	
Concern about transfer of land from Parramatta Park Trust to the Stadium Trust	Noted.
Potential for contaminated soils which include asbestos and acid sulphate soils and concern about how they would be treated	The removal/ treatment of hazardous material will adhere to an approved Remediation Action Plan. Industry best practice will be followed.
Potential to find unexpected archaeological artefacts and concerns about how they will be handled	If archaeological artefacts are found, they will be managed in consultation with appropriate Archaeology and Heritage consultants.
Would like to know what steps have been taken to identify historic artefacts	Several studies were undertaken to determine historic significance of the site and surrounding area as part of the Stage 1 Development Application.
Concern about the use of the future development site on O'Connell Street	This is Venues NSW land and is not considered in the Western Stadium Scope of works.
Concern about public amenity and availability of the stadium to the wider community on non-event days	The use of the stadium is consistent with the approval in the Stage 1 application.
Concern about traffic and parking issues on local roads on event days	These issues have been assessed and addressed in the TIA and potential mitigation measures suggested.
Safety concerns regarding the activation of O'Connell Plaza	O'Connell Place will be under high surveillance due to its proximity to O'Connell Street directly to the east. The existing high canopied trees ensure views into the space are maintained. The space will be well lit to ensure safe night time use.
National Trust of Australia	
Pleased with heritage issues and view lines	Noted.

4.0 Conclusion and next steps

This consultation report provides a succinct overview of the communications and stakeholder engagement activities JBA, Lendlease and NSW undertook prior to lodgement of the Stage 2 SSDA for the Western Sydney Stadium.

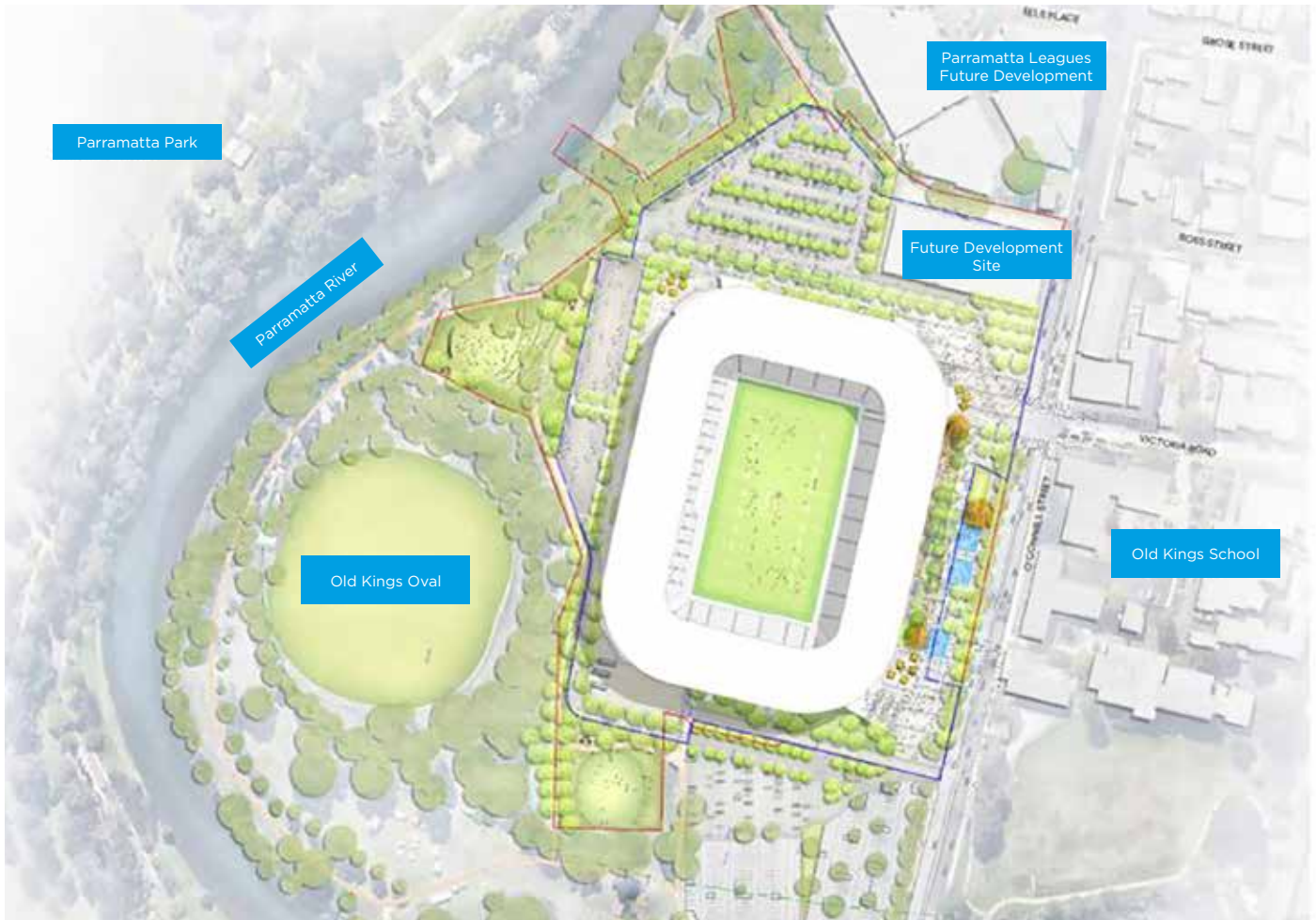
In accordance with the SEAR's requirements for communication and stakeholder engagement, JBA has implemented a strategy to inform local residents, landowners, businesses and key agencies and stakeholders about the Stage 2 SSDA for the Western Sydney Stadium. This has not only ensured that the community have a clear understanding of the proposed project, but has also provided an important mechanism to gather feedback prior to lodgement of the Stage 2 SSDA, which will be lodged in March 2017.

JBA, together with Lendlease and Infrastructure NSW will continue to provide opportunities for local residents, landowners, businesses and key agencies to make enquiries and provide feedback as the development progresses.

Appendix A
Newsletter

Western Sydney Stadium

Project update – February 2017



Artist impression of the new stadium

Western Sydney is set to be delivered a new 30,000 seat world class venue that will revolutionise the spectator experience. This community update aims to keep you informed on project progress and ensure you are invited to an upcoming information session to learn more.

The stadium is the first project to be delivered under the NSW Government's \$1.6 billion Stadia Strategy, the largest investment in sporting infrastructure since the 2000 Olympics.

The new Western Sydney Stadium will:

- Be able to cater for bigger crowds, provide an improved game day experience and bring major benefits to the Western Sydney economy
- Generate approximately 1,200 jobs during construction and between 600 and 900 jobs once operational for sporting event days and major events
- Cater for a range of sporting and community uses within the precinct.

The new stadium will be built on the existing Pirtek Stadium site in Parramatta. Infrastructure NSW is delivering the project in partnership with Venues NSW on behalf of the NSW Government. Lendlease has been awarded the contract to design and construct the new stadium following a competitive tender process.



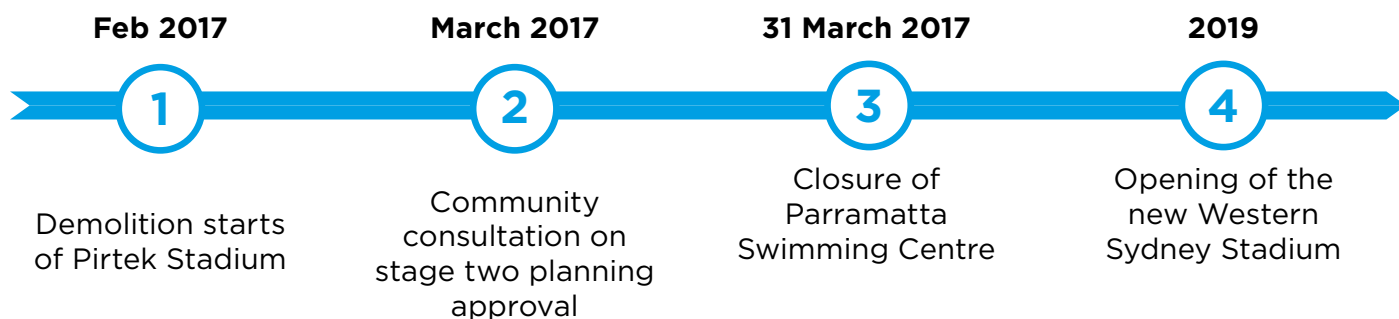
Artist impression of the new stadium

Planning approvals

The stage one planning application for the concept design and demolition of Pirtek Stadium and the Parramatta Swimming Centre was placed on public exhibition in August 2016. Following a review of community and government agency feedback, planning consent for stage one was granted in December 2016.

A development application for stage two, which covers detailed design, construction and operation of the new stadium, is being prepared. The application is expected to be submitted and placed on public exhibition in early 2017.

The community will be invited to provide feedback on the application during the exhibition period.



Want to learn more?

We're holding a drop-in session for community members and fans to learn more about the proposed design of the new stadium.

The following diagrams represent the current site boundary and the total site boundary once the pool is vacated at the start of April.



Map data: Google



Map data: Google

Design of the new stadium

Key features of the new stadium include:

- Seating for 30,000 people; closer to the field than any other stadium in Australia and seats with full roof coverage
- Capable of hosting football, rugby league and rugby union matches, as well as concerts and cultural events
- An increased range of quality food and beverage outlets
- Free Wi-Fi and high quality mobile phone coverage catering to capacity crowds
- More than 1,000 square meters of LED signage, and a high end sound system for the main bowl
- Dedicated media suites and enhanced broadcast capability
- Improved pedestrian and cycle friendly paths and public transport access
- Public plazas and sustainable landscaping surrounding the stadium, including an 'activation zone' which can be used for community events and market days.

Construction update

Site establishment work was completed in January 2017 and parking at the stadium's north-east and western car parks is no longer available.

Demolition of the stadium starts this month and will take about six months to complete. It will be carried out in four stages:

- **Stage one** - Soft strip out of the existing stadium including the removal of old furnishings, internal walls and equipment
- **Stage two** - Demolition of the north and west stands
- **Stage three** - Demolition of the southern stand
- **Stage four** - Removal of the swimming centre for earthworks and piling to start.

Our working hours will be from:

- 7am to 6pm, Monday to Friday
- 8am to 1pm on Saturdays.

Respite periods will be in place during the demolition work to minimise noise impacts on the local community. Construction vehicles will continue to access the site via O'Connell Street.

Construction of the new stadium is expected to start in late 2017, subject to planning approval. We will continue to keep the community updated on the progress of the new stadium.

Date: Saturday 25 February 2017
Time: Please feel free to drop in any time between 12pm and 3pm
Location: Hunter Room, Parramatta RSL Club, Corner Macquarie and O'Connell Streets, Parramatta

Closure of Parramatta Swimming Centre

The Parramatta Swimming Centre is being relocated to make way for the new stadium. A larger venue means the new stadium requires a larger overall footprint and circulation zones for pedestrian and emergency vehicle access.

The swimming centre will be closed from 31 March 2017 and information on interim swimming arrangements will be made available soon.

City of Parramatta Council is undertaking planning of a new swimming centre, including securing a suitable

location. In collaboration with Parramatta Park Trust, Council is investigating the suitability of the Mays Hill Precinct (former Parramatta Golf Course).

To register your interest in future community consultations regarding a new pool, please contact City of Parramatta on 9806 5050 or email poolupdate@cityofparramatta.nsw.gov.au

For more information on the Mays Hill Precinct Master Plan, being developed by the Parramatta Park Trust please contact the Trust on 02 9895 7500 or email info@ppt.nsw.gov.au



Artist impression of the new stadium

PROJECT AND COMMUNITY ENQUIRIES

Have an enquiry or comment about the project? Please contact us by calling **1800 962 221**, emailing **WestSydStadium@lendlease.com** or visit **www.insw.com/westernsydestadium**