



SSD 8175 WESTERN SYDNEY STADIUM, STAGE 2 DESIGN & CONSTRUCTION
EIS PART 4: BUILT FORM & URBAN DESIGN

CONTENTS

1. Introduction
2. Purpose of this Report
3. Site Boundary
4. Site Analysis
5. Precinct Wide Connections
6. The Master Plan
7. Stadium Precinct Design
8. Precinct Activation
9. Stadium Design
10. Consistency with Stage 1 DA & Planning Issues
11. Access and Circulation
12. Building Services
13. Accessibility
14. Crime Prevention Through Environmental Design
15. Existing Trees
16. Planting Strategy
17. Landscape Materials Palette
18. Urban Design & Public Realm Guidelines Reference

1. INTRODUCTION

This report supports a State Significant Development (SSD) Development Application (DA) submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Application (referred to as SSDA16_8175) follows the approval of a Stage 1 SSD DA (SSDA16_7534) in December 2016. The Stage 1 SSDA sets out a Concept Proposal for the redevelopment of the Western Sydney Stadium and future supporting uses. In summary, the Stage 1 Consent includes the following components:

- Concept Proposal for the Western Sydney Stadium, including building envelopes, a new 30,000 seat stadium, 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

Overview of Proposed Development

The proposal relates to a detailed ('Stage 2') DA for the detailed design and construction of the stadium. This SSD DA seeks approval for the following components of the development:

- Detailed design of the stadium, public domain and car parking spaces;
- Construction and use of the 30,000 seat stadium including:
 - General Admission Facilities including bars, food and drink stalls, amenities and viewing areas;
 - A function centre and kitchen facility;
 - Associated Stadium facilities including player and coaching facilities, media and press conference rooms, security and stadium managers facilities;
 - Waste storage and loading dock;
- Construction and embellishment of the public domain including:
 - Outdoor sporting and recreation facilities;
 - Public plazas and entertainment areas;
 - General landscaping works;
- Provision of up to 500 car parking spaces with vehicle access to the development from O'Connell Street and internal roads for vehicular circulation;
- Provision of signage zones, lighting and other ancillary

stadium elements;

- Pedestrian access and footpath upgrades along O'Connell Street; and
- Extension and augmentation of physical infrastructure / utilities as required.

Background

Stadia Strategy

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.

Concept Proposal (SSDA 16_7534)

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:

- a maximum total GFA of approximately 60,000 m² (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; and
- food, beverage and retail facilities.
- A maximum GFA of approximately 20,000 m² 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.

Design Excellence and Project Tender Phase

Since receiving the development consent for Stage 1, Venues NSW have appointed Lendlease as the contractor for the Stage 2 detailed design and the demolition and construction of the stadium. The tender process also served as a competitive design process in accordance with the Director General's Design Excellence Guidelines and Clause 7.10 of the Parramatta Local Environmental Plan 2011.

Site Establishment works Modification

A modification application (MOD 1) was made to the Stage 1 DA pursuant to Section 96(2) of the EP&A Act in February 2017. The modification seeks to expand the approved range of site preparation works to include piling and remediation/earthworks, as outlined below:

- Remediation works comprising the excavation and storage of contaminated materials and bulk excavation. Contaminated materials will be stored on site and capped below ground in accordance with the recommendations outlined in the Remedial Action Plan.
- Piling works which will comprise the driving and drilling of concrete piles to establish foundations for the construction of a stadium located within the Stage 1 building envelope

The modification application is currently under assessment by the Department of Planning and Environment (DPE) and is awaiting determination.

Site Description

The Western Sydney Stadium is located at 11-13 O’Connell Street, within the Parramatta Park on the north-eastern edge of the Parramatta CBD. It is bound to the south and west by the Parramatta Park and the Parramatta River, the Parramatta 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 is provided at Figure 1 below.

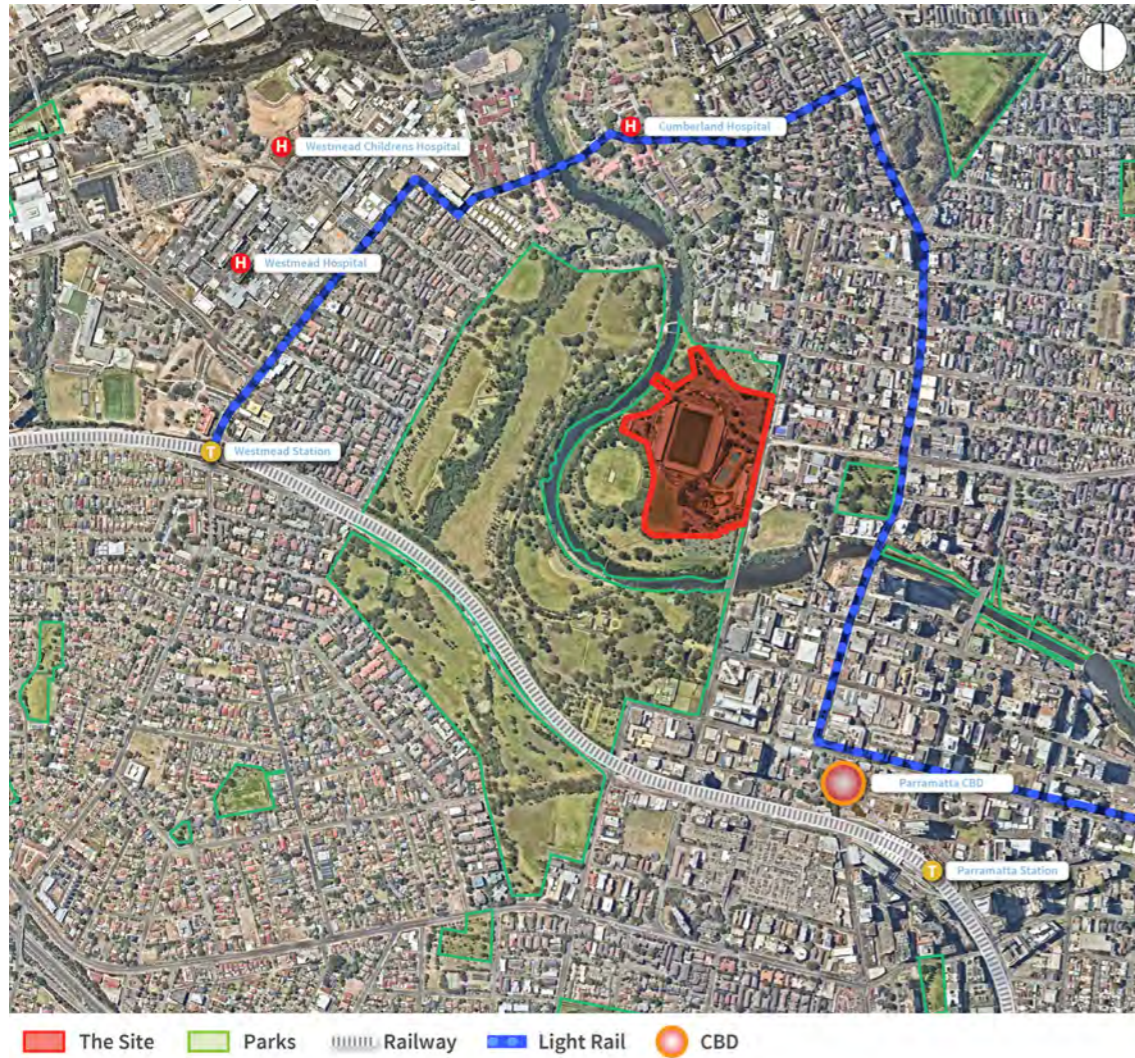


Figure 1 – Site context Plan

The site has an area of approximately 95,000m2 and owned by Venues NSW and The Parramatta Park Trust.

The site is irregular in shape and is illustrated in Figure 2 below.



Figure 2 – Site Aerial Plan