



Redevelopment of the Sydney Football Stadium Stage 2 Modification 2

State Significant Development Modification Assessment
(SSD-9835-Mod-2)

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Cover image: Aerial view of the new stadium (Source: Cox Architecture, 2019)

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Glossary

Abbreviation	Definition
CIV	Capital Investment Value
Council	City of Sydney Council
Department	Department of Planning, Industry and Environment
DIP	Design Integrity Panel
EESG	Environment, Energy and Science Group, DPIE
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
ESD	Ecologically Sustainable Development
Heritage	Heritage NSW, Department of Premier and Cabinet
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
MP1	Moore Park Carpark 1
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
SCG	Sydney Cricket Ground
SCSGT	Sydney Cricket and Sports Ground Trust
SEPP	State Environmental Planning Policy
SFS	Sydney Football Stadium
SRD SEPP	State Environmental Planning Policy (State and Regional Development) 2011
SSD	State Significant Development
TfNSW	Transport for NSW

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1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department) assessment of an application to modify the Stage 2 State significant development (SSD) consent for the redevelopment of Sydney Football Stadium (SFS) (SSD-9835). The application has been lodged by Infrastructure NSW (the Applicant) pursuant to section 4.55 (2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The approved Stage 2 of the redevelopment of the SFS comprises the detailed design, construction and operation of a new stadium within the building boundary and envelope approved by SSD-9249 Concept Proposal and Stage 1 development application.

The modification application seeks to include integrated members facilities at the basement level, ground level and podium level, as well as filling a shell space under the entry stairs from Driver Avenue. Facilities would include:

- gymnasium, training area and three group fitness areas.
- two squash courts, sauna, spa and steam room as well as wet and dry change rooms.
- day spa and treatment rooms.
- a café with indoor and outdoor seating.
- a 25m long and a 50m long open-air swimming pool.
- function spaces on the rooftop, poolside and at the café for members and their guests.
- a basement level to accommodate loading docks, plant and equipment.
- landscaping and associated services.

The Concept Proposal and Stage 1 development application has recently been modified (Mod-5) to amend the project boundary and add a secondary building envelope to facilitate the integrated members facilities.

1.1 Background

The site comprises the northern half of the property at No. 40 – 44 Driver Avenue, Moore Park and is legally described as part Lots 1528 and 1530 DP 752011 and Lot 1 DP 205794. The site is located approximately 3 kilometres (km) south-east of the Sydney Central Business District (CBD) as identified in **Figure 1**.

The site has an area of 8.7 hectares (ha) and is Crown land, with the Sydney Cricket and Sports Ground Trust (SCSGT) designated as the sole trustee under the *Sydney Cricket and Sports Ground Act 1978*. The former SFS was located in the northern corner of the site with frontages to Moore Park Road to the north, Paddington Lane to the east and Driver Avenue to the west.

The former SFS has now been demolished pursuant to Stage 1 of SSD-9249.

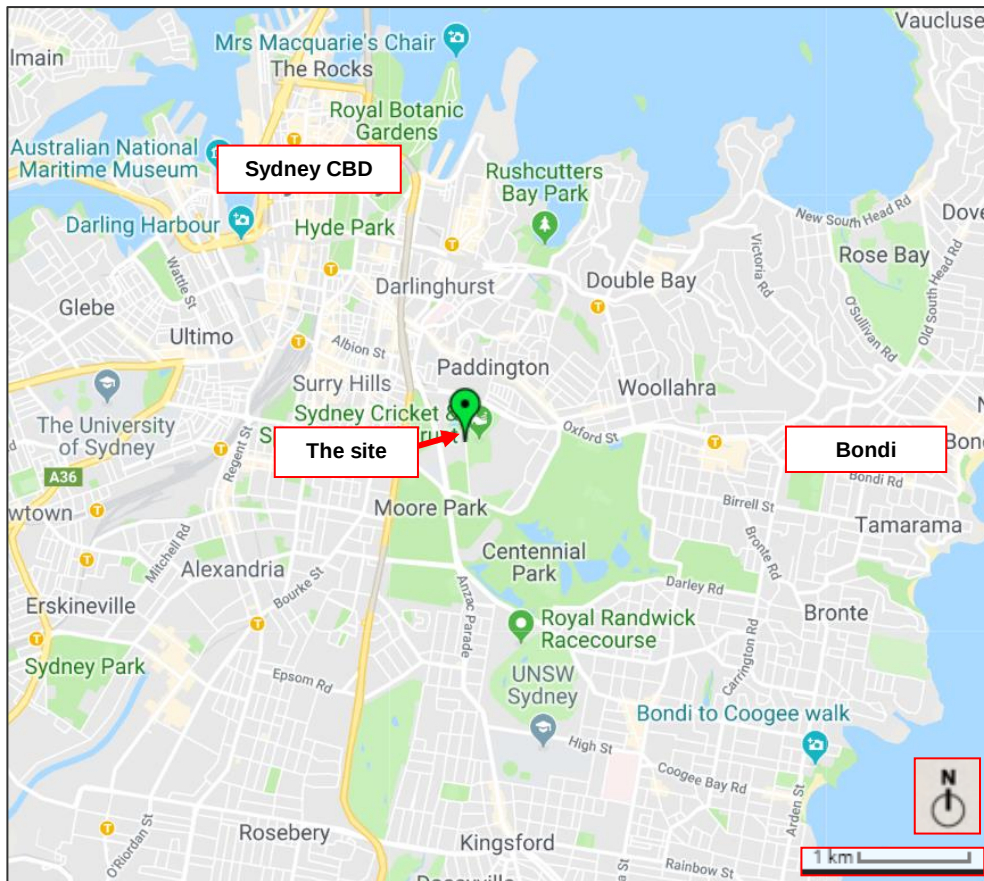


Figure 1 | Site location (Source: Google Maps 2020)

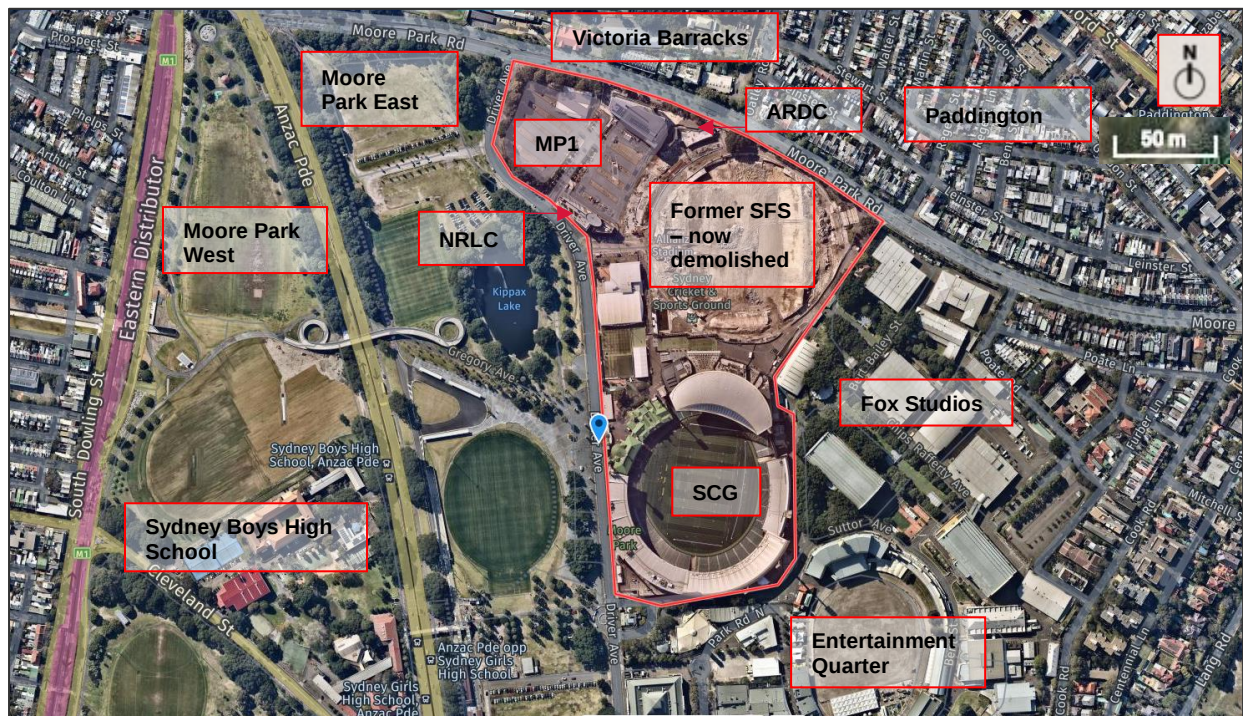


Figure 2 | Aerial view identifying the site features and adjoining buildings and features within and outside the land controlled by SCSGT (Source: Nearmap 2020)

The land controlled by SCSGST also accommodates the following additional existing buildings, structures and facilities, which do not form a part of the proposal:

- The National Rugby League Central Building and Australian Rugby Development Centre located along the north and south of the Moore Park 1 (MP1) carpark respectively (see **Figure 2**).
- The Sydney Cricket Ground (SCG), comprising a mix of stands, buildings, paved and landscaped spaces, with a capacity for 48,000 spectators (see **Figure 2**).

The property forms part of a larger entertainment and recreation precinct shared with Centennial and Moore Parks, Fox Studios, and the Entertainment Quarter as identified in **Figure 2**.

1.2 Previous approvals and other relevant applications

On 6 December 2018, the then Minister for Planning granted consent for the concept development application (SSD-9249) for the redevelopment of the SFS comprising:

- a Concept Proposal for the maximum building envelope for a new stadium, operational parameters for a future stadium on the site, landscaping and public domain areas and identification of the existing MP1 as the demolition and construction compound.
- concurrent Stage 1 works involving demolition of the former SFS, the existing Sheridan, Roosters, Waratahs, Cricket NSW Administration Building and Indoor Wickets to ground level (existing slab level), removal of 26 trees and use of the existing MP1 as the demolition compound.

The development consent for SSD-9249 was modified on five occasions. The modifications were for:

- minor adjustments to the site boundary (Mod-1).
- amendments to the scope of the Stage 1 works to allow ground disturbance, removing on-ground slab / existing piles up to a depth of RL 27.8, and diversion of existing stormwater infrastructure (Mod-2).
- minor amendments to the requirements regarding replaced vegetation on the site (Mod-3).
- amendments enabling an interim Site Audit Statement (SAS) in relation to Stage 1 works can be submitted in lieu of the final SAS, upon completion of the works (Mod-4).
- amendments to the project boundary and the addition of a secondary building envelope to facilitate the stadium members facilities (Mod-5).

Consideration of the consistency of the proposed development in accordance with the Concept Proposal is provided at **Appendix D**.

On 6 December 2019, the Minister for Planning and Public Spaces granted consent for Stage 2 of the redevelopment of the SFS (Stage 2 application) comprising the detailed design, construction and operation of the new SFS. The Stage 2 approval included:

- construction of the stadium, including:
 - 45,000 seats (additional 10,000 - person capacity in the playing field in concert mode) in four tiers including general admission areas, members seating and corporate/premium seating.
 - roof cover over all permanent seats and a rectangular playing pitch.
 - a mezzanine level with staff and operational areas.

- internal pedestrian circulation zones, media facilities and other administration areas on the seating levels.
- a basement level (at the level of the playing pitch) accommodating pedestrian and vehicular circulation zones, 50 car parking spaces, facilities for teams and officials, media and broadcasting areas, storage and internal loading areas.
- food and drink kiosks, corporate and media facilities.
- four signage zones.
- construction and establishment of the public domain within the site, including:
 - hard and soft landscaping works.
 - publicly accessible event and operational areas.
 - public art.
 - provision of pedestrian and cycling facilities.
- wayfinding signage and lighting design within the site.
- reinstatement of the existing Moore Park Carpark 1 (MP1) upon completion of construction works with 540 at-grade car parking spaces and vehicular connection to the new stadium basement level.
- operation and use of the new stadium and the public domain areas within the site for a range of sporting and entertainment events.
- extension and augmentation of utilities and infrastructure.

The development consent has been modified on two occasions as summarised in **Table 1**.

Table 1 | Summary of Modification

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
Mod-1	Amendment to Conditions B14 and B15 to enable the condition to be satisfied in accordance with the <i>Contaminated Land Management Act 1997</i> .	Director	4.55(1A)	3 April 2020
Mod-3	Alterations to the mezzanine level, modifications to the south-western façade and addition of building identification specifications.	Director	4.55(1A)	7 December 2020

2 Proposed modification

The Sydney Cricket and Sports Ground Trust (SCSGT) propose to integrate stadium members facilities into the overall SFS redevelopment. These facilities would replace similar facilities that formed part of the now demolished stadium on the site. The proposed facilities would include:

- a pavilion building located behind the southern entry abutment wall and a basement level structure, which is largely integrated into the under-croft space beneath the approved SFS entry stairs that would accommodate:
 - a gymnasium, training area, three group fitness areas and two squash courts.
 - sauna, spa and steam areas.
 - wet and dry change rooms.
 - day spa and treatment rooms.
- a café with indoor and outdoor seating.
- a 25m long and a 50m long open-air swimming pool, as well as surrounding pool deck finishes and cabanas.
- function spaces on the rooftop, poolside and at the café for members and their guests.
- a basement level to accommodate loading docks, plant and equipment.
- landscaping and associated services.

The modification will occupy land already forming part of the approved SFS redevelopment footprint. The pavilion building, swimming pools and minor outdoor structures will occupy land that previously formed part of the Indoor Cricket Centre, part of the SCG practice area, part of a tennis court and part of the wall extending south from Moore Park Terraces along Driver Avenue.

The construction of the proposed members facilities would create up to 120 construction jobs and five operational jobs. The construction is anticipated to occur in conjunction with the construction of the overall stadium, so there would be no additional construction time required.

The Applicant considers that the proposed modifications are justified as the modifications:

- would not change the overall design, capacity and operation of the stadium.
- would not alter how the site relates to neighbouring land including Moore Park and the adjoining SCG.
- the proposed facilities would integrate with the approved design of the stadium and public domain requiring only minimal changes.
- are consistent with the terms of the Concept Proposal to provide for a new stadium and associated public domain.
- the proposed modifications would replace facilities that historically operated in this approximate location.

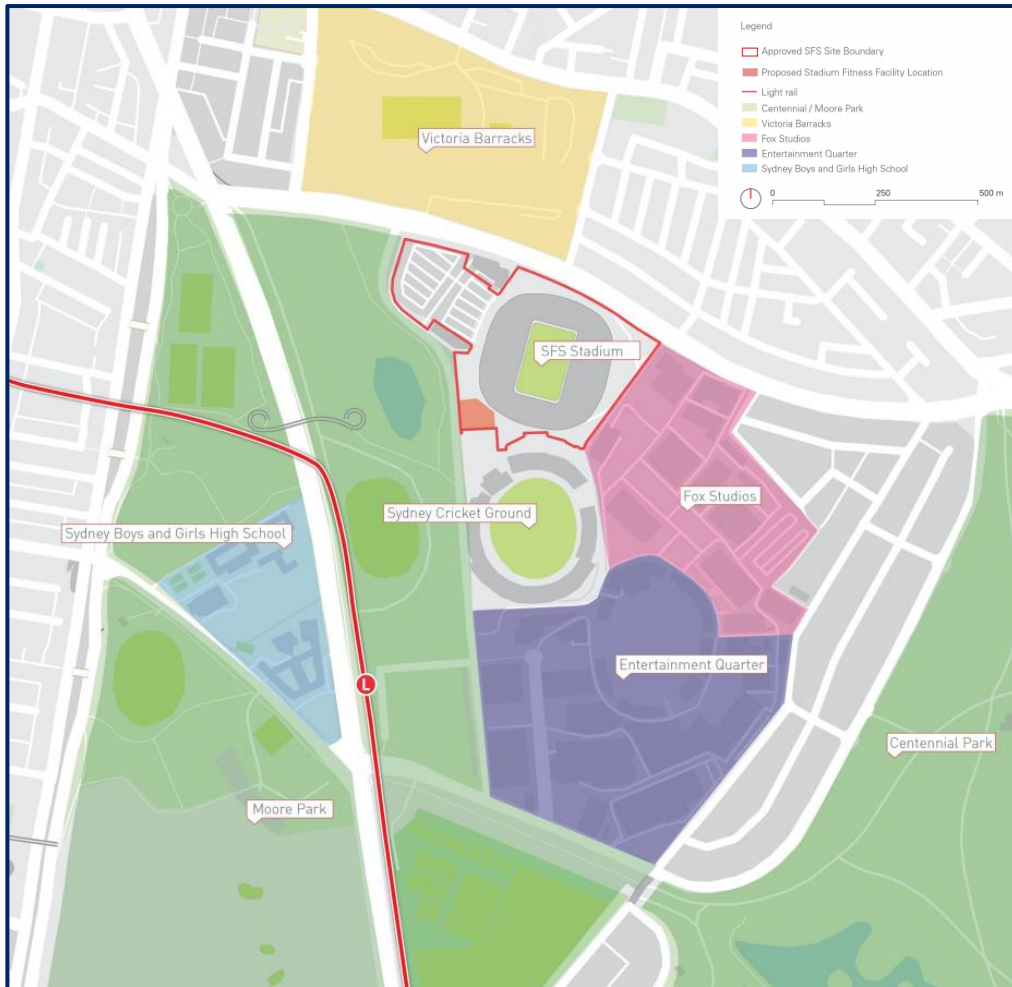


Figure 3 | Overview of the proposed modification in conjunction with neighbouring properties within the precinct
(Source: Applicant's Modification Report, 2020)



Figure 4 | Artist's impression of the proposed members facilities in conjunction with the stadium as approved
(Source: Applicant's Modification Report, 2020)

The development consent includes the following conditions relevant to the application:

- Schedule 2, Part A, Condition A2 (e) detailing approved plans.
- Schedule 2, Part B, Condition B7 (b) detailing compliance of all accessible facilities in accordance with documentation prepared and the BCA, Australian Standards and Disability Standards.

3 Strategic context

The development, as modified, continues to be consistent with the following strategic and policy documents as the proposed modifications would not alter the key components or outcomes of the proposal, as approved:

- the NSW Stadia Strategy 2012 and 2015 Preliminary Sydney Cricket Ground Master Plan.
- Greater Sydney Commission's (GSC) A Metropolis of Three Cities - The Greater Sydney Plan.
- the vision outlined in the GSC Eastern City District Plan.
- the State Infrastructure Strategy 2018 – 2038 Building the Momentum.
- the City of Sydney's Sustainable Sydney 2030.
- the NSW Future Transport Strategy 2056.
- the TfNSW Sydney's Cycling Future 2013.

The development, as modified, also continues to provide direct investment in the region of approximately \$674 million, which would support 600 jobs for Stage 2 construction works and up to 300 additional operational jobs upon completion.

The proposed modification would result in an additional \$40 million investment which would support a further 120 construction jobs and five operational jobs.

4 Statutory context

4.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(2) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(2) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent authority

The Minister for Planning and Public Spaces (the Minister) is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 9 March 2020, the Director, Social and Infrastructure Assessments, may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there were less than 25 public submissions by way of objection.

4.3 Mandatory matters for consideration

Section 4.15 of the EP&A Act requires the following matters to be assessed in respect of all applications which seek modifications to approvals, as identified in **Table 2**.

Table 2 | Section 4.15(1) considerations

Matter	Consideration
Whether the proposed modification is of minimal environmental impact	The proposed modification seeks include a low level pavilion building for members facilities within the approved project envelope and boundary. Whilst the operation of the members facilities would be extended on that upon the stadium, conditions have been recommended to ensure minimal environmental impacts. The Department has considered the Applicant's assessment of environmental

Matter	Consideration
	impacts and considers proposed modification would result in minimal environmental impacts.
Whether the development to which the consent as modified relates is substantially the same development	The proposed modification does not seek to significantly amend the development. The approved development, as proposed to be modified, would remain substantially the same.
Whether notification has occurred, and any submissions have been considered	In accordance with the EP&A Act and the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the modification was exhibited. The Department exhibited on the Department's website for 14 days City of Sydney Council (Council), relevant agencies and previous submitters were consulted regarding the modification. The Council, agencies, two special interest groups and three members of the community provided submissions, which have been considered in Sections 5 and 6.
Any submission made concerning the proposed modification has been considered.	The Department's consideration of the submissions received is discussed in Section 5 and 6 of this report.
Any relevant provisions of section 4.15(1) of the EP&A Act	The relevant provisions of section 4.15(1) of the EP&A Act are considered in this section and Section 6 of this report. The modification would not alter the development's existing compliance with the relevant environmental planning instruments.
Consideration of the reasons for the granting of the consent that is sought to be modified	The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-9835, including the key reasons for granting consent outlined in the Notice of Decision. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

5 Engagement

5.1 Department's engagement

In accordance with clause 10 of Schedule 1 of the EP&A Act and clause 118 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), the Department exhibited the application for 14 days from Friday 7 August 2020 to Thursday 20 August 2020 on the Department's website. Previous submitters were notified of the modification application and invited to make a submission. The modification application was also referred to Council, EES Group, TfNSW, EPA, Heritage NSW - Heritage Council of NSW and Aboriginal Cultural Heritage, Centennial Parklands and Moore Park Trust, Sydney Water and NSW Health.

The Department has considered the comments raised in the submissions as part of its assessment of the modification application (**Section 6**) and by way of recommended conditions in the instrument of modification at **Appendix C**.

5.2 Summary of submissions

During the exhibition period, the Department received a total of 15 submissions on the proposal. Of the submissions received, one was from Council, nine were from NSW Government agencies, two were from special interest groups and three were from the members of the community. Two submissions supported the proposal, five submissions objected to the proposal and eight submissions provided comments only. The community members who made a submission are located within 10km of the site. A summary of the submissions is provided in the following sections and a link to the full copy of the submissions is provided in **Appendix A**.

5.3 Public Authority submissions on modification application

Nine NSW Government agencies and Council provided submissions during the exhibition of the proposed modification. A summary of the issues raised in these submissions is provided at **Table 3** and copies of the submissions may be viewed at **Appendix A**.

The key issues raised within the submissions received were visual impacts of the proposed modification due to increased associated bulk and scale, the surrounding heritage context of the precinct and flooding.

Table 3 | Summary of public authority submissions on the modification application exhibition

City of Sydney Council (Council)

Council raised the following matters:

- Requested the facilities benefit the local community more broadly.

Urban Design

- Recommended retractable awnings for the fitness facility roof as recommended by the Design Integrity Panel.

- Recommended light coloured roofing and paving for the facility and surrounding landscape to minimise the urban heat island effect.

Heritage

- Requested brick detailing and piers be drawn at a scale of 1:20 or 1:50 and submission of a detailed schedule of external material finishes and colours (similar to the retained section of the wall) to validate the heritage setting is maintained.
- Requested the archeology recommendations of the Addendum Heritage Impact Statement be adopted.

Traffic and transport

- Recommended at least 5 per cent of the required bicycle and facilities (as per the DCP) be provided as part of the members facilities i.e. 25 bicycle parking spaces, five showers and 30 lockers.
- Recommended loading and servicing be developed with the overall SFS loading and service management plan.

Environmentally Sustainable Design (ESD)

- Requested that efficiency regimes and water efficient fixtures and fittings be considered and installed to minimise water usage.
- Recommended final capacity and location of the collective photovoltaic system consider the energy consumption generated by the new fitness facility.

NSW Environment, Energy and Science Group (EES)

EES:

- Considered the proposed facilities to be in the path of an overland flow and noted the relocation of the existing gates to Driver Avenue would change the flood behaviour.
 - Recommended flood impact assessment modelling, post-development scenario flood modelling and modelling of changes to trunk drainage be completed to inform floor levels.
- Considered the onsite detention tank to be insufficiently sized.
- Noted the proposed modification would be unlikely to result in any adverse impacts on biodiversity.

Transport for NSW (TfNSW)

TfNSW/RMS provided a submission in support of the modification, however, recommended a number of conditions of consent as follows:

- Requested that the Construction Pedestrian and Traffic Management Plan (CPTMP) (endorsed in July 2020) be updated to reflect the proposed modification.
- Recommended the Event Traffic and Transport Management Plan include details of any events and functions held at the proposed facilities.
- Requested the wayfinding and signage requirements be provided, in consultation with TfNSW.

Environment Protection Authority (EPA)

The EPA:

- Requested clarification that “no external mechanical plant or equipment is proposed”. If external plant is proposed, an assessment of mechanical plant, equipment or any other noise source associated with the operation of the fitness facility should be undertaken.
- Recommended acoustic controls and noise limits for the combined noise level at the facility.
- Requested clarification on the use of the café for outdoor entertainment activities, given it is subject to Notice of Prevention Action 1003904 under the *Protection of the Environment Operations Act 1997*.

Heritage NSW – Heritage Council of NSW

Heritage Council of NSW:

- Noted the proposed facilities and boundary amendment would impact on the greater setting and views to and from the State Heritage Item *Sydney Cricket Ground – Members Stand and Lady Members Stand*.
- Recommended the design of the proposed modification consider making the facility as transparent as possible to mitigate visual impact.

Heritage NSW – Aboriginal Cultural Heritage (ACH)

Heritage NSW – Aboriginal Cultural Heritage (ACH) noted:

- The excavation for the new basement level works has the potential to impact on Aboriginal Archeology and the extension of the 'Supervision Zone' is supported.
- Section 6.2 of the Addendum Heritage Impact Statement would continue to apply to the proposed modification.
- The ACHMP should be updated if the modification is approved.

Centennial Park and Moore Park Trust

The Centennial Park and Moore Park Trust:

- Recommended that the upper levels of the proposed facility be modified so the mass of the building is shifted closer to the stadium structure to minimise visual impacts on the adjoining public domain as well as minimise interface issues with Driver Avenue.
- Advised that previous detailed submissions to the original SSD Stage 1 and Stage 2 development applications outlining mitigation measures to avoid construction issues for the Centennial Park and Moore Park Trust (CPMPT) and noted that they equally apply to the proposed modification.

Sydney Water

Sydney Water raised no objection to the proposal and:

- Requested that the Applicant lodge a Feasibility Study with Sydney Water for the proposed development, prior to lodging a Section 73 Application.
- Advised that the Applicant should provide specific details of intended water usage and wastewater loads and connection points for the proposed modification.
- Noted that any potential upsizing of local assets or limitations within the system should be defined with the Feasibility Study.

NSW Health Service – Health System Support Group

NSW Health Service supported the proposed modification.

5.4 Summary of special interest group and community submissions

During the exhibition of the modification, two submissions were received from special interest groups and three were received from members of the community, objecting to the proposal.

A summary of the issues raised in the submissions received from special interest groups and members of the community is provided at **Table 4** and copies of the submissions may be viewed at **Appendix A**.

Table 4 | Summary of submissions from Special Interest Groups and community members

Saving Sydney's Trees

Saving Sydney's Trees objected to the proposed modification noting:

- The scale and footprint would be inconsistent with the conditions of consent.
- The modification would lessen the availability of the parklands to the general public.
- Recommended a review of the approval, to explore options for the restoration of the area for free access to the general public.

The Paddington Society

The Paddington Society objected to the proposed modification. Comments raised included:

- Concerns regarding the private use of public land.
- Concerns around the modification's visual impact and built form cohesion, particularly:
 - impacts of bulk and scale upon the public domain of Moore Park East, Driver Avenue Streetscape and parkland surroundings.
 - the lack of a masterplan for the SCGSGT.
 - the lack recognition for the sensitive interface with the surrounding heritage assets.
- Suggested building design improvements, making the facility visually recessive and closer to the concept of a 'modest pavilion'.
- Recommended the need for heritage oversight in relation to works associated with the brick wall on Driver Avenue.

Community Submissions 1 and 2

Community submissions 1 and 2 objected to the modification. Comments noted:

- Concerns relating to the loss of public land and encroachment on heritage public parklands.
- Recommended new traffic modelling and studies due to the anticipated increase in traffic.
- Concerns around the bulk and scale impacting on views and vistas, as well as light and noise pollution associated with the operation of the proposed facility.

Community Submission 3

Community submission 3 objected to the proposed modification, noting:

- The development would utilise government resources that would be better utilised for essential community services of health, education, low-income housing and addressing climate change.

5.5 Response to submissions

The Applicant submitted an Amended Modification Application and Response to Submissions (RtS) on 11 November 2020, which was exhibited for 14 days from Wednesday 18 November 2020 to Tuesday 1 December 2020.

The RtS provided a formal response to the submissions received and included the following additional information:

- revised architectural plans and an addendum architectural design statement.
- revised landscape plans and addendum landscape design statement.
- addendum Design Integrity Panel (DIP) assessment.
- addendum transport assessment.
- updated noise and vibration assessment.
- updated flooding and stormwater management assessment.
- bulk earthworks plan.

In response to submissions received, in conjunction with further detailed design refinements, the RtS proposed changes to the façade and interiors of the proposed members facility along with changes to landscaping. The RtS also sought an extension to the operational provisions of the members facilities which would enable members and their guests to utilise the space for functions. The facilities would be available for functions of up to 500 people at any one time, with the functional capacity of the space being for up to 1,000 people.

The Applicant provided the following breakdown of the patron capacity of the members facilities:

- main gym and functional area: 152 patrons.
- group exercise spaces: 84 patrons.
- indoor wet areas: 40 patrons.
- pools: 104 patrons.
- change rooms: 84 patrons.
- miscellaneous spaces (lobby, virtual golf, day spa, child-minding and squash courts): 45 patrons.
- café (indoor and outdoor areas): 284 patrons.
- roof terrace: 200 patrons.

The total capacity of the members facilities would be 993 persons - 509 in the fitness facilities and 484 within the area of the café and rooftop terrace. The areas of the roof terrace, pool side and cafes are the areas that would be typically utilised for the purpose of functions and have a capacity of 588 patrons.

Additionally, the operational hours of the members facilities are proposed to be longer than those for the main stadium to facilitate the use of the fitness facilities as well as provide time for the set-up of functions.

5.6 Additional submissions

During the exhibition of the RtS, the Department received a total of six submissions on the amended application. Of the submissions received, one was from Council, five were from NSW Government

agencies and one was from a member of the community. All agencies provided comments only and the community member objected to the modification. A summary of the additional submissions received is provided herewith and a link to the full copy of the submissions is provided in **Appendix A**.

Council made a number of comments on the amended modification with regards to ESD, landscaping, noise, general construction and operational impacts as well as the proposed food facilities as follows:

- ESD: recommended improved water and shower fittings be installed.
- landscaping: requested additional specifics in relation to plantings; recommended planters be appropriately sized to provide adequate soil depth, drainage and volume in accordance with Council's *Sydney Landscape Code*; unsupportive of synthetic plants and grass; recommended hardy native plants be selected to improve biodiversity and habitat creation in the Moore Park and Centennial Parklands precinct.
- noise: recommended operating hours and noise criteria be conditioned.
- general construction and operational impacts: recommended relevant construction and operational management plans be updated.
- ancillary food premises must comply with Australian and New Zealand Food Standards Code under the *Food Act 2003* and AS 4674:2004 *Design, Construction and Fit out of Food Premises*.

The EPA's additional submission noted there were no existing conditions to control noise from the members facilities, nor conditions requiring the Applicant to respond to any noise complaints received and suggested options for inclusion within the provisions of the existing consent and management plans.

TfNSW, Heritage Council of NSW and NSW Health raised no further comments on the amended application.

The public submission received on the amended modification objected to the proposed modification raising the following matters:

- use of public land and public money for the construction and operation of an elite facility for private use.
- the adjoining Centennial Parklands is utilised by millions of people, likely more than the stadium and is self-funding.
- objected to the use of the Entertainment Quarter carpark as this facility services the broader precinct.

5.7 Response from the Applicant

The Applicant responded to all submissions received on the amended application and provided: additional clarification on water efficiency targets and specific fittings; a detailed planting schedule, confirmation on plants and pot sizes, detail of native species to be installed on roof terraces; detail of the construction and operational management plan updates; support for the inclusion of proposed food safety conditions; and detailed responses and clarifications in relation to the comments made by the member of the community.

Based on the comments received and the responses provided, the Applicant did not consider any refinements to the design and modification application to be required.

Council was provided a further opportunity to comment on the additional information received.
Council:

- supported plant mixes A and K.
- suggested the microbat roost box locations be verified by an ecologist.
- recommended the Applicant update the planting schedule to specify the trunk height of *Livistonia australis* at installation.
- recommended a growing contract be implemented of off-site nursery established to ensure planting design and the targeted prevalence of native species as part of the members facilities.

6 Assessment

6.1 Built form, urban design and landscaping

The modification proposes the construction and operation of members facilities associated with the stadium, reinstating similar facilities that operated in conjunction with the former stadium at the site. The proposed members facilities would be entirely within the approved building envelope and footprint as amended by the fifth modification to SSD-9249, being the Concept Proposal and Stage 1 application.

The members facilities would be provided within a low-level pavilion building that provides for outdoor spaces as well as swimming pools and cabanas. The facilities would be located behind the southern entry abutment wall and would partly integrate with the under-croft space beneath the SFS entry stairs. To facilitate construction of the building at this location, the southern entry wall along Driver Avenue would be demolished and reinstated. This would include the relocation of the Arthur Morris Gates further south to retain access to the SCG practice wickets. The re-instated wall would be constructed of panelled brick to the same height and general finish as the existing wall along Driver Avenue.

The design of the building as well as accessibility, signage and landscaping were key considerations in the original assessment of the stadium and are key considerations of this modification.

Building design

The Applicant has proposed that the pavilion building would be up to two storeys in height, with the second storey located at the stadium concourse level. The southern side of the building is 'stepped back' to reflect the stepping of the main stadium and reduce the overall building mass. The submitted Architectural Design Statement indicates that the architectural detailing would reflect the façade of the approved stadium with louvres creating horizontal bands and utilising bronze aluminium cladding and precast sandstone-coloured concrete walls, similar to the main stadium. Brick buttresses would provide for a 'book-ending' of the building and soft landscaping comprising hanging gardens would be provided on upper levels of brick buttresses to create further interest in the façade (see **Figure 5**).

The roof of the facility provides for a ribbon 'bowl' with a landscaped perimeter, responding to the plantings on the brick buttresses. A louvred pergola would also be provided on the rooftop to provide shading for patrons.

The Driver Avenue streetscape was considered in designing the new wall along the boundary which would reflect the colours and style of the Driver Avenue wall (see **Figure 6**).

The original design of the stadium was selected through a competitive design process and a Design Integrity Panel (DIP) was established to ensure the design retains design excellence. The DIP reviewed the proposed design plans of the members facilities in relation to the requirements of the stadium Design Excellence Strategy, the provisions of the Sydney LEP 2012, the objectives of Better Places and the project-specific urban design guidelines. The DIP concluded the design of the members facilities would remain consistent with the approved overall design for the stadium.

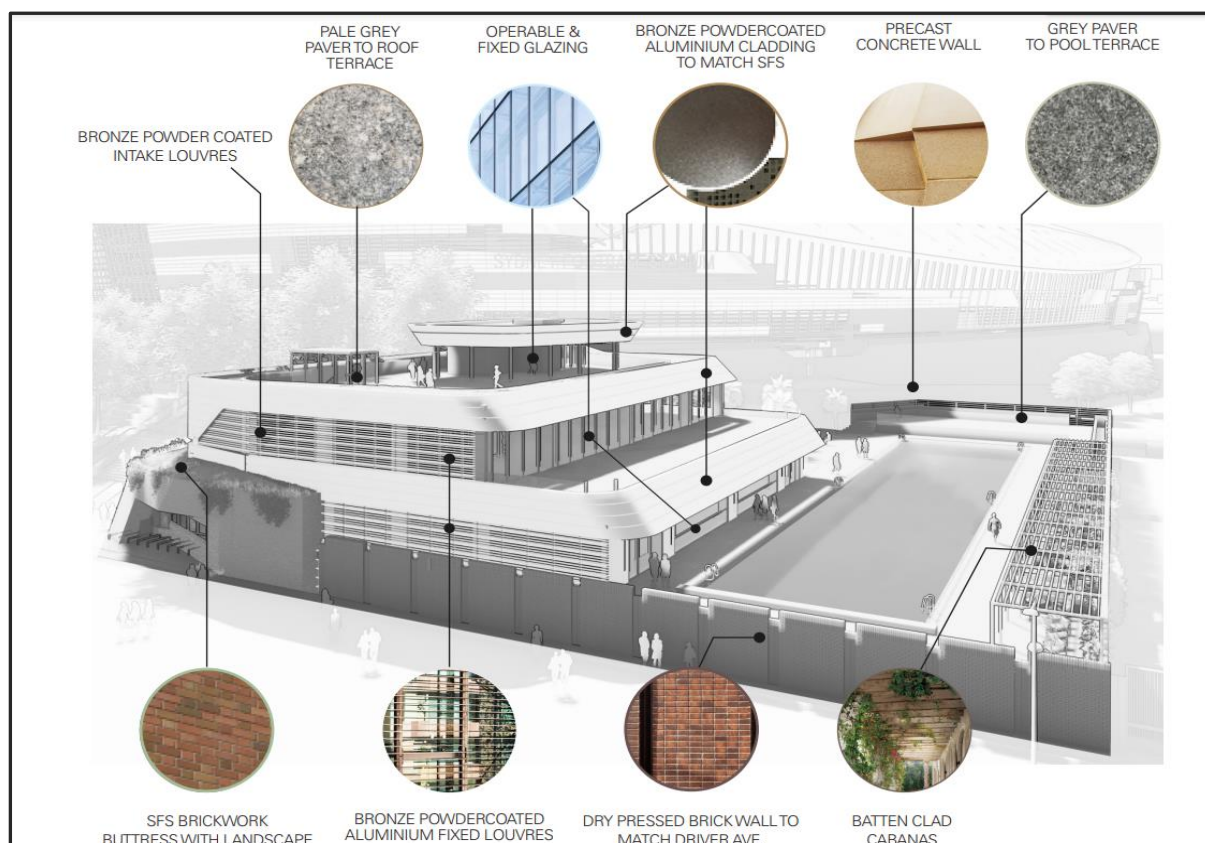


Figure 5 | Materials and Finishes (Source: Applicant's Amended Modification Application, 2020)



Figure 6 | Western Façade including main entry steps (Source: Applicant's Amended Modification Application, 2020)

Public domain and landscaping

As the members facilities will be visible from the proposed stadium and areas of the SCG, soft-landscaping and built elements would be used to create an amenable outlook, whilst providing privacy to the patrons of the members facilities. Additional planter boxes and plantings would integrate the building within the parkland setting and enhance amenity of the building.

Whilst the proposed members facilities would result in minimal changes to the public domain (other than visual setting), some modifications to the approved plantings would be required to facilitate the building, being the relocation of five of the nine trees at located within the area of the main entry. The

Applicant proposes to relocate three of these trees to the northern abutment of the main entry and two south-east of the proposed pool area within the members facilities. Additionally, the modification proposes three additional native trees within the external café zone of the members facilities (see **Table 5**).

Table 5 | Additional trees proposed

Botanical name	Common name	Mature height	Mature spread	Pot size	Quantity
<i>Livistona australis</i>	Cabbage Tree Palm	25m	6m	400L	3

Access and accessibility

The proposed facilities, similarly to the overall stadium, would continue to be accessible by public transport with buses and Light Rail directly accessible from the site. Additionally, an extensive bicycle pathway network and pedestrian network is available to the members facilities and the surrounds. As part of the stadium design, the Applicant has sited a Person Requiring Universal Access (PRUA) drop-off area within the MP1 carpark, adjacent to the footpath leading to the stadium concourse. This facility and footpath would provide compliant access to the members facilities adjoining the main entry to the stadium.

Servicing

A waste room and loading zones would be provided at the basement level to serve the proposed facility. Two loading areas would be provided; one to provide for servicing food and catering deliveries as well as waste and recycling and the other for general supplies and equipment. Access and circulation associated with the operation of these docks would be consistent with the loading strategy for the main stadium.

Department's assessment

Council, Heritage NSW, Centennial Parklands and Moore Park Trust and members of the community made comments on the built form and design of the proposed members facilities.

Both Council and the DIP recommended retractable awnings be installed within the structure roof to minimise visual impacts. Additionally, Council requested light coloured paving be used on the roof and for outdoor paving. Heritage NSW requested the proposed facility be as transparent as possible to minimise the visual impact upon heritage matters of significance.

Centennial Parklands and Moore Park Trust requested the bulk and scale be minimised by locating the proposed building closer to the stadium. Members of the community objected to the bulk and scale of the proposed facilities and requested they be made more visually recessive.

Council made additional comments in relation to landscaping elements of the modification, including the planting schedule and the use of hardy native species, appropriate sizing of planters and discouraged the use of synthetic plants and grass.

In considering the comments made by agencies and members of the community on the bulk and scale of the proposed members facilities, the Department confirms the proposed members facilities are located within the building boundary and secondary envelope approved as part of SSD-9249. Additionally, locating the building partly beneath the entry stairs and the stepping of the building to minimise the bulk and scale are supported by the Department. Whilst not transparent and fully retractable, the building materials and finishes are sympathetic to the approved character of the stadium and the brick wall along the western façade provides an acknowledgement of the Driver Avenue Streetscape and heritage aspects of the site.

The Department supports the maintenance of the approved site entries, circulation paths and accessibility of the stadium. Further, the proposed additional servicing being located on the basement level would reduce conflicts with patron movements.

The Department considers the design of the members facilities would successfully integrate with the architectural features of the approved stadium and would not contribute to excess bulk and scale. The materials and finishes were considered as part of the DIP review and were considered satisfactory and this position is supported by the Department. The Government Architect NSW (GA NSW) reviewed the proposed development, particularly the provided advice from the DIP. GA NSW indicated support of the advice provided by the DIP on the proposed modification. The comments of the DIP and GA NSW are supported by the Department and it is concluded that the proposed modifications would continue to exhibit design excellence.

The Department notes the comments made by Council on the amended modification and the Applicant's response. In conjunction with Council, the Department supports the planting mixes specified. The Department emphasises that the existing conditions require the submission of a public domain plan to the Planning Secretary prior to the commencement of works within the public domain that would provide detail of plantings, species and pot sizes and consultation with Council is to occur prior to external public domain works. As such, Council will be provided with further opportunity to review public domain aspects prior to construction. Notwithstanding, the Department has recommended the condition be partly modified to include details of the 120 trees of the species and sizes specified within the *Landscape and Public Domain Addendum* as submitted with the modification to ensure a high quality public domain is provided with endemic and native species. Additionally, whilst the Department is supportive of Council's comments in relation to the availability of native species in the required quantities and it notes the disclaimer of the Applicant, it is outside the scope of the modification application to require the establishment of an off-site nursery or require a contract arrangement. Notwithstanding, the Department has recommended a condition that any native species that cannot be sourced at the time of construction, be replaced by native species only.

With the implementation of the recommended conditions, the Department considers the modifications to the landscaping and public domain aspects of the development would continue to provide an enhanced recreational experience to patrons and the community.

Overall, the Department is satisfied with the design of the proposed facilities.

6.2 Noise

The modification application included a Construction and Operational Noise Assessment, considering the additional construction requirements of the proposed facilities and the extended operational provisions of the members facilities.

The construction of the proposed members facilities would occur concurrently with the approved stadium with works occurring during the approved construction hours as follows:

- Monday to Friday – 7am to 6pm.
- Saturdays – 8am to 1pm.
- Sundays and public holidays: no works.

These works have been extended by the Order made by the Minister for Planning and Public Spaces during the COVID-19 pandemic to:

- All days, including public holidays: 7am to 6pm.

Works associated with the proposed modification would utilise equipment proposed and approved as part of the site Construction Noise and Vibration Management Plan (CNVNMP), with the addition of mobile concrete pumps and a mobile crane. With the additional equipment operating concurrently with other modelled noise equipment as approved, works have the potential to increase predicted noise levels at some receivers by approximately 1dB. This level of noise is considered imperceptible to the average person. As such, the increase in disturbance to the community is considered low and no further noise mitigation measures beyond those already approved as part of the CNVNMP would be considered necessary.

Operational noise sources associated with the proposed members facilities include patron noise and music from the pool and outdoor café seating area and operational traffic noise. The modification application indicates other areas of the proposed facilities may be used for functions including terraces and the rooftop, but specific noise from these areas has not been considered.

The proposed operational hours of the members facilities would be as follows:

- Monday to Friday - 5:30am to 11:30pm.
- Saturday – 6am to 11:30pm.
- Sunday – 7am to 11pm.

Operational noise of the members facilities was assessed in isolation from noise from the main stadium. The noise assessment considered noise emissions from outdoor areas and the pool as well as amplified music over a speaker system. Noise emissions from internal activities were anticipated to be insignificant due to attenuation through the building and were not assessed.

The noise assessment considered the sound power level of both amplified music and of 588 patrons outdoors (i.e. the capacity of the function space - see **Section 5.5**), not adversely affected by alcohol and having a random orientation, to be 107dBA. Predicted noise levels at surrounding receivers were then modelled, indicating noise levels of the operation of the members facilities would comply with limits of 10dB below noise limits established for the stadium on non-event days.

Additional traffic movements resultant of the members facilities were also considered and due to the high traffic volumes on the surrounding road network, the impact of the noise as a result of the increase in traffic was considered to be insignificant upon the ambient noise environment.

During the exhibition of the modification application, the EPA recommended the consent for the stadium be modified to ensure the combined noise level from the members facilities be incorporated into the existing operational limits. Additionally, the EPA highlighted the requisite compliance of the operation of the facility (where it is for entertainment purposes for 200 or more people) with the Notice of Prevention Order 1003904 issued by the EPA under the *Protection of the Environment Operation Act 1997*, and requested clarification regarding external plant and equipment.

The Applicant responded to comments made by the EPA, demonstrating noise levels anticipated at the members facilities would comply with Notice of Prevention Order 1003904 and no external plant or equipment would be installed. Additional comments were made by the EPA on the RtS, noting there were no existing conditions that would impose operational noise limits on the members facilities nor compel the Applicant to respond to any complaints. On the RtS, Council also recommended operational noise limits be imposed on the members facilities.

The Department considered the noise impacts of both construction and operation of the members facilities. Given the use of additional equipment and scale of works associated with the construction and fitout of the members facilities, the Department considers the management measures outlined within the approved CNVMP to be adequate to mitigate and manage noise impacts. As such, the Department recommends the approved CNVMP incorporate the construction of the members facilities. Condition A55 of the consent requires that management plans, including the CNMVP, be updated within three months of the approval of any modification and as such, no amendments to the conditions of consent are required.

The Department notes that the members facilities are proposed to replace facilities that operated as part of the previous stadium and as such, is generally supportive of their inclusion. Notwithstanding, the Department notes that functions are proposed within extended hours, commencing at 5:30am, may occur seven days a week and would likely include amplified noise sources. The Department supports the comments made by both the EPA and Council that the proposed facilities be operated appropriately. As such, the Department has recommended modification of Condition E2 to stipulate the non-event operational noise limits would apply to all noise sources generated by the members facilities. Additionally, the applicable area of the approved Operational Noise Management Plan should be updated to include the members facilities to extend the management controls and complaint handling procedure as approved for the stadium.

The Department concludes that noise impacts of the proposed modification would be appropriately managed through the implementation of existing conditions of consent and the Department's recommendations.

6.3 Other issues

Other issues considered by the Department in relation to the modification application are provided within **Table 6**.

Table 6 | Other Issues

Issue	Findings	Recommendations
Traffic and Transport	The Transport Impact Assessment (TIA) considered the construction traffic as well as operational traffic generation and parking requirements of the proposed facilities. The construction of the members facilities would be undertaken in conjunction with the main stadium. These works are not anticipated to result in significantly more traffic, however, will require the utilisation of mobile concrete pumps and a crane. During events held at the stadium or SCG, patrons utilising the members facilities would also be attending the main stadium or SCG. As such, no additional demand is anticipated on the road network nor parking provisions necessary beyond those required by the precinct. The TIA indicated that the facility would generate additional movements during weekday commuter peak periods as a result of the patronage of the fitness aspects of the facility and there would be the potential for additional traffic from functions to occur in parallel. As such, traffic generation anticipated for a 500-person event held at the members facilities in conjunction with the operation of the fitness facilities, outside of an event being held at the main stadium, was considered. The traffic assessment was based on a 500-person event, being the typical operating scenario. In the event of a 'double-header' (two consecutive games) the assessment assumes half of the patrons would arrive for the first game and the remainder for the second game. Based on the modal split anticipated by the facility and proximity to other commuting modes (walking, cycling and public transport), the number of trips anticipated during peak hours (for both the fitness facility and a function occurring in parallel) was anticipated to be as follows: • weekday AM peak – 206 movements (43 fitness). • weekday PM peak – 199 movements (36 fitness). • weekend peak – 214 movements (51 fitness). Modelling results indicated that the proposed modification would not impact upon the operation of the road network, even when considering the worst-case scenario of all function patrons and people utilising the fitness facilities arriving during the same hour during the PM peak, the most congested time period in the vicinity. TfNSW recommended the Construction Pedestrian and Traffic Management Plan be updated to include details of construction associated with the members facilities and recommended the Event Traffic and Transport Management Plan be updated to reflect	The Department recommends the existing Construction Pedestrian and Traffic Management Plan, Event Traffic and Transport Management Plan and Wayfinding and Signage Plan be updated to include construction and operation of the members facilities. Condition A55 of the consent requires that management plans, including both the existing Construction Pedestrian and Traffic Management Plan, Wayfinding and Signage Plan and Event Traffic and Transport Management Plan, be updated within three months of the approval of any modification and as such, no modifications to the conditions of consent are required.

events at the proposed facilities. Additionally, TfNSW recommended the Wayfinding and Signage Plan be updated to include the members facilities.

Whilst the construction of the members facilities would occur in concurrence with the main stadium, the Department supports the conclusion of TfNSW that the additional works and equipment required should be incorporated into the Construction Pedestrian and Traffic Management Plan.

The Department appreciates the utilisation of the members facilities outside of events held at the stadium is not anticipated to generate significant traffic impacts as the surrounding road network and parking provisions are sufficient to accommodate the much bigger events of the stadium and SCG. Notwithstanding, the Department supports the view of TfNSW and has recommended the Event Traffic and Transport Management Plan be updated to include the operation of the members facilities. The Department also recommends the Wayfinding and Signage Plan be updated to include any revisions required to facilitate the members facilities.

The Department is satisfied that traffic impacts have been appropriately considered and traffic and parking can be managed in accordance with existing and recommended conditions of consent.

Historical heritage

Historical heritage impacts of the project were assessed as part of the Stage 2 application, with the area of the members facilities not considered as part of this assessment. Notwithstanding, the Applicant considered the impacts as a result of the construction of the members facilities to be similar to those considered for the overall stadium, with low to very low potential for heritage items during any excavation works. As such, the endorsed 'unexpected finds' management strategy will continue to apply to the site.

The members facilities would require some demolition and relocation of the wall along Driver Avenue to enable the integration of the proposed facilities with the stadium. The Driver Avenue Streetscape is noted of heritage significance, however the wall itself is not listed and the significance of the wall is a result of the form, alignment and red brick materiality of the structure.

The design of the re-installed wall would be contemporary yet sympathetic to the existing wall, utilising the same scale and rhythm of panelling and similar red brick materials.

The relocation of the wall is considered to provide for an improved alignment with the overall stadium and public domain and would reduce the visual impact of the members facilities upon vistas from Moore Park Heritage Conservation Area (HCA) and along Driver Avenue.

Whilst the members facilities would not be visible from heritage items to the north and east (Victoria Barracks and Paddington

The Department has recommended the recommendations of the HIS apply to works associated with the members facilities. Condition A55 of the consent requires that management plans be updated within three months of the approval of any modification and as such, modifications to the HIS should be undertaken in accordance with Condition A55 and no modifications to the conditions of consent are required.

HCA), the facilities would be visible from the SCG Members Stand and Ladies Stand as well as the SCG HCA and the Driver Avenue Streetscape. It should be noted the bulk and scale of the members facilities has been minimised through integrating part of the building under the main entry stairs, with the outside façade being of similar form and character to the overall stadium. As such, the Applicant considered the visual impacts of the proposed modification to be neutral in the context of the overall development.

Council noted the potential heritage impacts of the members facilities and recommended the approved recommendations of the Heritage Impact Statement (HIS) for Stage 2 be adopted. In its submission to the modification application, Heritage NSW – Heritage Council of NSW noted the proposed building would be visible from the SCG Members Stand and Ladies Stand and recommended more transparent finishes be installed to minimise the visual impact of the structure. Additionally, members of the community made comments on the heritage significance of the surrounds and recommended oversight in the construction of the Driver Avenue Wall.

The Department has considered the proposed heritage impacts of the members facilities as well as the comments received from agencies and the community.

The Department supports the views of Council and has recommended the recommendations of the HIS be adopted for the construction and operation of the members facilities. In relation to the comments on the built form of the members facilities, the Department considers the proposed built form to be consistent with the character and finishes proposed for the stadium, integrating the building into the precinct. The reconstructed Driver Avenue wall as proposed would continue to highlight the character of the Driver Avenue streetscape.

The Department considers the impacts upon views from the heritage items to be minimal in the context of the overall stadium and would be consistent with the project, as approved.

Aboriginal heritage	The Aboriginal heritage impacts of the project were assessed as part of the Stage 2 application. Part of the area of the members facilities did not form part of this assessment. The Aboriginal archaeological potential of the area is considered to be low to moderate, as per the overall stadium site. Additionally, the impacts upon potential items of significance is also anticipated to be similar. As such, the management strategies outlined within the approved Aboriginal Cultural Heritage Management Plan (ACHMP) are considered to satisfactorily manage any impacts.	The Department has recommended the ACHMP include the area of the members facilities. The requirement of Condition A55 stipulates that management plans must be updated within three months of the approval of any modification and the
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The modification application recommended the area of applicability of the ACHMP be extended to cover the excavation and development works area of the members facilities.

Heritage NSW – Aboriginal Cultural Heritage considered the proposed works and supported the recommendation that the ACHMP be adopted for works associated with the members facilities.

The Department considers that potential impacts upon Aboriginal heritage would be similar to those considered as part of the development of the overall stadium. The Department supports the view of Heritage NSW – Aboriginal Cultural Heritage and has recommended the expansion of the area covered by the approved ACHMP to include the footprint of the members facilities to ensure works are managed appropriately.

With the implementation of the management strategies as approved, the Department considers any impacts would be negligible.

ACHMP must be updated in accordance with this condition. No modifications are required to the consent.

**Flooding and
stormwater**

Flooding and stormwater impacts of the proposed facilities were modelled as part of the modification application. The modelling results indicated that the addition of the members facilities would not impact the original design intent and the concourse design would remain unchanged. Additionally, the facilities would not result in adverse flood impacts during the 1% AEP event in this area.

During the exhibition of the modification application, the EESG raised concerns with the location of the members facilities, being in the path of an overland flow and requested review of trunk drainage and onsite detention. Additionally, the EESG noted the relocation of the existing gates along Driver Avenue, as well as addition of any structures, would change flood behaviour. Post-development scenario flood modelling was also requested.

In response, the Applicant undertook additional modelling, which indicated the pavilion building would block a small portion of an overland flow path which would result in a decrease in flooding at the SCG practice wickets but would increase flooding at the south-eastern edge of the stadium by 0.05m. Due to the location of the increase and the minor depth, this change was considered as acceptable.

Trunk drainage changes and OSD requirements were also considered in the revised model and demonstrated to be adequate.

Sydney Water commented on the proposed changes and recommended a number of matters be addressed as part of the development's Section 73 Application. These requests were noted by the Applicant.

The Department considers the proposed changes to stormwater flows across the site to be manageable with infrastructure proposed

No modifications to conditions of consent required.

by the Applicant and existing conditions of consent. As such, the Department concludes that no further conditions are required.

Ecologically Sustainable Development	The Applicant's modification application states the ongoing commitment to achieve a Leadership in Environmental Design (LEED) v4 Gold Rating, which is deemed 'Australian Best Practice', with this commitment extending to the proposed facilities. To achieve this, 3 star WELS rated showers, 4 star WELS rated toilets and 5 star WELS rated taps would be installed and pool covers utilised to minimise evaporation. Captured rainwater is also envisaged to be utilised in toilet flushing, irrigation and wash down throughout the facilities. Council recommended the overall environmental performance of the development be maximised and requested that efficiency regimes and water efficient fixtures fittings and practices be considered and installed to minimise water usage and recommended the final capacity and location of the collective photovoltaic system consider the energy consumption of the proposed facilities. As part of the RtS, the Applicant confirmed the development will seek to achieve the LEED Gold Rating and would include efficient fixtures, fittings and practices. Furthermore, architectural plans were provided detailing the proposed location of photovoltaic cells, however the capacity and location would be confirmed during detailed design. Council commented on the RtS, indicating improved water and shower fittings should be selected to improve ESD performance. The Applicant detailed the required water usage targets they would be seeking to achieve and the associated flow rates. Additionally, the Applicant confirmed rainwater captured from the roof would be utilised in toilet flushing. The Department has considered the application in addition to the comments made by Council and the Applicant's response. The Department supports the ongoing commitment of the Applicant to achieve a LEED v4 Gold Rating. Notwithstanding, the Department has recommended a condition requiring the installation of photovoltaic cells to provide for the energy consumption of the proposed facilities. With the implementation of the existing conditions of consent in addition to the Department's recommendation, the Department considers the proposed facilities will be operated sustainably.	The Department has recommended a condition requiring a photovoltaic system be installed for the members facilities to contribute to the energy consumption of the extended hours of the facilities.
Food premises	The members facilities would provide for additional food and beverage premises within the precinct of the overall stadium. Council raised that all ancillary food premises must comply with the Australian and New Zealand Food Standards under the <i>Food Act</i>	No modifications to conditions of consent required.

2003 and Australian Standard AS 4674 Design, construction and fit-out of food premises.

The Department has considered the comments from Council and considers that the existing consent includes requirements that all food preparation, serving and selling areas comply with relevant Australian Standards.

As such, the Department concludes the construction of food premises would comply with relevant requirements.

7 Evaluation

The Department has reviewed the Applicant's Modification Report and assessed the merits of the modified proposal. The Department is satisfied that all environmental issues associated with the proposal have been thoroughly addressed.

The approved overall development would not significantly change due to the construction and operation of members facilities. The Department's existing conditions of consent as well as the recommended conditions of consent would ensure the ongoing environmental management of the overall development.

The proposed modification would not impact upon the environmental amenity of the surrounding area and the development would remain consistent with the Concept Proposal.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with strategic directions for the State.

The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.

8 Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD-9835-Mod-2 falls within the scope of section 4.55(2) of the EP&A Act.
- forms the opinion under section 7.17(2)(c) of the *Biodiversity Conservation Act 2016* that a biodiversity assessment report is not required to be submitted with this application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD-9835.
- **signs** the attached approval of the modification (**Appendix C**).

Recommended by:



Rebecca Sommer
Principal Planning Officer
Social and Infrastructure Assessments

Recommended by:



David Gibson
Team Leader
Social Infrastructure

9 Determination

The recommendation is **adopted** by:



14 December 2020

Karen Harragon

Director

Social and Infrastructure Assessments

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

1. Department's assessment and consideration of the Stage 2 application (SSD-9836)
<https://www.planningportal.nsw.gov.au/major-projects/project/10736>
2. Modification Application
<https://www.planningportal.nsw.gov.au/major-projects/project/30526>
3. Submissions
<https://www.planningportal.nsw.gov.au/major-projects/project/30526>
4. Response to Submissions and Amendment Report
<https://www.planningportal.nsw.gov.au/major-projects/project/30526>

Appendix B – Instrument of modification

<https://www.planningportal.nsw.gov.au/major-projects/project/30526>

Appendix C – Consolidated consent

<https://www.planningportal.nsw.gov.au/major-projects/project/30526>

Appendix D – Consistency with Concept Proposal

Concept Proposal Approval Requirement	Department Comment/Assessment
Design Excellence and Urban Design Guidelines	The Department considered the feedback provided by both the GA NSW and the DIP and agreed that the modification continues to demonstrate design excellence (see Section 6.1).
Landscaping, public domain and open space	The Department considers the proposed development has been designed in accordance with applicable requirements (see Section 6.1).
Operation of the Stadium	The modification does not propose any changes to the operation of the stadium, rather the additional operation of members facilities that would operate not inconsistently with the main stadium (see Section 6.2).
Pedestrian Connection Strategy	The modification does not propose any changes to the pedestrian connectivity of the site and remains consistent with the requirements of the Concept Proposal.
Visual Impact Assessment	The modification considered the views of the SCG Ladies Stand and Members Stand and considered that the change to these views as a result of the members facilities would be minor in the context of the overall stadium (see Section 6.3).
Solar Access	N/A
Community use of the Sydney Football Stadium Site	The modification does not propose changes to the overall use of the stadium precinct area. The members facilities would provide an additional use of the site on both event days and non-event days.
Moore Park Masterplan 2040 – Stadium Implementation Plan	N/A
Noise and Vibration	The modification application considered the noise impacts of the members facilities, including a 'worst-case scenario'. The assessment indicated the members facilities would not exceed the noise limits prescribed by

	the statutory Notice of Preventative Action 1003904. The Department recommended non-event operational noise limits apply to all noise sources generated by the members facilities (see Section 6.2).
Contamination, Site Investigations and Remedial Action Plan	N/A
Groundwater	N/A
Ecologically Sustainable Development	The modification application included consideration of ecologically sustainable development and presented how the proposed modification would comply with the Gold Standard of the Leadership in Energy and Environmental Design (LEED) rating. Water sensitive urban design and energy conservation and efficiency measures were specified (see Section 6.3).
Utilities	The Applicant has proposed to update the Infrastructure Management Plan to include details of requisite utilities to service the members facilities. Sydney Water were consulted on the modification and provided advice on ongoing requirements to facilitate servicing the site (see Sections 5.3 and 6.3).
Stormwater and Flooding	The modifications impacts upon stormwater and flooding around the site were modelling and Sydney Water and EESG were consulted on the findings (see Section 6.3).
Disability Access	The members facilities would provide for appropriate degree of accessibility in accordance with required standards (see Section 6.1). The Department has recommended conditions to ensure compliance with commitments and standards.
Waste	N/A
Traffic, Access and Car Parking	The Applicant provided a detailed assessment of traffic and transport impacts of the proposed members facilities (see Section 6.3).

	Consultation was also undertaken with relevant authorities (see Section 5.3).
Pedestrian, Public Transport and Bicycle networks	The maximum number of patrons attending the stadium would not be altered and the number of patrons accessing the members facilities on non-event days would be considerably less than the stadium and as such, no additional consideration of these aspects beyond the overall stadium was required.
Moore Park Precinct Event Transport Operations Plan amendment	
Green Travel Plan and Travel Demand Management Strategy	
Impacts on Sydney Light Rail construction works	N/A
Geotechnical Assessment Report	N/A
Heritage	An addendum heritage impact statement was provided with the modification application considering additional impacts upon historical and Aboriginal heritage. Whilst no additional impacts are anticipated, the management requirements of the approved construction plans are to be updated to consider the additional area (see Section 6.3).
Busby's Bore – Historic Archaeology	The proposed modification is not within close proximity to Busby's Bore (see Section 6.3).
Security, Crime and anti-Social Behaviour Prevention	N/A
Event Management Strategy	The Department has considered the potential increase in events in the vicinity of the Stadium and has recommended relevant management plans be updated in accordance with existing conditions of consent (see Section 6).
Biodiversity	N/A
Lighting	N/A
Wind Impact Assessment Report	N/A

Appendix E – Community views for draft notice of decision

Issue	Consideration
Bulk and scale	<i>Assessment</i> - The proposed members facilities would be within a low-level pavilion building located behind the southern entry abutment wall and would integrate with the under-croft space beneath the main stadium entry stairs. - The Design Integrity Panel reviewed the design and concluded it retained design excellence and would integrate with the stadium as approved. - The members facilities are located entirely within the approved site boundary and building envelope. - The Department considers the proposed members facilities would be a low level building that integrate with the architectural features of the approved stadium and would not contribute to excess bulk and scale of the overall development. <i>Conditions include:</i> - revised architectural drawings. - revision of management plans to include the area of the members facilities.
Urban design	<i>Assessment</i> - The modification application indicates that the architectural detailing would reflect the façade of the approved stadium with louvres creating horizontal bands and utilising bronze aluminium cladding and precast sandstone-coloured concrete walls. Brick buttresses would provide for a ‘book-ending’ of the building and soft landscaping comprising hanging gardens would be provided on upper levels of brick buttresses to create further interest in the façade. - Additional plantings are proposed as part of the modification. - The DIP reviewed the proposed design plans of the members facilities in relation to the requirements of the stadium Design Excellence Strategy, the provisions of the Sydney LEP 2012, the objectives of Better Places and the project-specific urban design guidelines. The DIP concluded the design of the members facilities would remain consistent with the approved overall design for the stadium. - Government Architect NSW (GA NSW) reviewed the proposed development, particularly the provided advice from the DIP. GA NSW indicated support of the advice provided by the DIP on the proposed modification. The comments of the DIP and GA NSW are supported by the Department and it is concluded that the

proposed modifications would continue to exhibit design excellence.

Conditions include:

- revised architectural drawings.
- revision of revised landscape plans presenting 120 trees.
- revision of management plans to include the area of the members facilities.

Visual amenity

Assessment

- The modification proposes the construction and operation of members facilities associated with the stadium, reinstating similar facilities that operated in conjunction with the former stadium at the site.
- The proposed members facilities would be entirely within the approved building envelope and footprint as amended by the fifth modification to SSD-9249, the Concept Proposal and Stage 1 application.
- The members facilities would be provided within a low-level pavilion building that provides for outdoor spaces as well as swimming pools and cabanas. The facilities would be located behind the southern entry abutment wall and would partly integrate with the under-croft space beneath the SFS entry stairs.
- The Department considers that the facilities are appropriately located and suitable materials and finishes have been selected to minimise impacts upon visual amenity.

Conditions include:

- revised architectural drawings.

Loss of trees and landscaping detail

Assessment

- The modification would not remove any additional trees and would result in an increase of three trees to be planted. Two significant trees, including a mature fig at the north-west corner of the site, would continue to be retained and protected.
- The Department considered the relocation of trees and the inclusion of three additional trees as part of its assessment and was supportive of the increase in trees at the site.

Conditions include:

- developing a revised landscape plan depicting the location of 120 trees of native and endemic species.

Noise

Assessment

- The modification application included a construction and operational noise assessment considering the additional construction requirements of the proposed facilities and the extended operational provisions compared to the main stadium.
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- Works associated with the proposed modification would utilise equipment proposed and approved as part of the site Construction Noise and Vibration Management Plan (CNVNMP) with the addition of mobile concrete pumps and a mobile crane. With the additional equipment operating concurrently with other modelled noise equipment as approved, works have the potential to increase predicted noise levels at some receivers by approximately 1dB. This level of noise is considered imperceptible to the average person. As such, the increase in disturbance to the community is considered low and no further addition noise mitigation measures beyond those already approved as part of the CNVNMP would be considered necessary.
- Operational noise sources associated with the proposed members facilities include patron noise and music from pool and outdoor café seating area and operational traffic noise. The modification application indicates other areas for functions including terraces and the rooftop, but specific noise from these areas has not been considered.
- Additional traffic movements resultant of the members facilities were also considered and due to the high traffic volumes on the surrounding road network, the impact of the noise as a result of the increase in traffic was considered to be insignificant upon the ambient noise environment.
- The Department has considered both the construction and operation of the potential noise impacts of both the construction and operation of the members facilities.
- Given the scale of works associated with the construction and fitout of the members facilities, the Department considers construction noise impacts should be incorporated into the approved CNVNMP and recommends the incorporation of the members facilities into this plan.
- The Department notes that functions are proposed within long hours, commencing at 5:30am, may occur seven days a week and would likely include amplified noise sources in addition to patron noise. As such, the Department has recommended non-event operational noise limits apply to all noise sources generated by the members facilities.

Conditions include:

- adoption of the Construction Noise and Vibration Management Plan, including strategies developed in consultation with the community to manage high noise generating works for the construction of the members facilities.
- provision of non-event operational noise limits for the members facilities.

- The Transport Impact Assessment (TIA) considered the traffic generation and parking requirements of the proposed facilities.
- Construction traffic is anticipated to align with the provided for the main stadium, with the transport of additional equipment (a mobile crane and concrete pumps) being required.
- During events held at the stadium or SCG, patrons utilising the members facilities would also be attending the main stadium or SCG. As such, no additional demand is anticipated on the road network nor parking provisions necessary beyond those required by the precinct.
- Modelling results indicated that the proposed modification would not impact upon the operation of the road network, even when considering the worst-case scenario of all function patrons and people utilising the fitness facilities arriving during the same hour during the PM peak.

Conditions

- No additional conditions have been included as works would be undertaken in accordance with the requirements of the Concept Proposal (SSD-9249) and conditions of consent for the overall project (SSD-9835).
- Construction traffic, operational traffic and event traffic management plans would be updated to reflect the members facilities.

Heritage

Assessment

- Whilst the members facilities would not be visible from heritage items to the north and east (Victoria Barracks and Paddington HCA), the facilities would be visible from the SCG Members Stand and Ladies Stand as well as the SCG HCA and the Driver Avenue Streetscape. Notwithstanding, the members facilities would be of similar form and character to the overall stadium and as such, the visual impacts are considered to be neutral in the context of the overall development.
- In relation to the comments on the built form of the members facilities, the Department considers the proposed built form to be consistent with the character and finishes proposed for the stadium, integrating the building into the precinct.
- The reconstructed Driver Avenue wall as proposed would continue to highlight the character of the Driver Avenue streetscape.
- The Department considers the impacts upon views from the heritage items to be minimal in the context of the overall stadium and would be consistent with the project, as approved.

Conditions

- No additional conditions have been included as works would be undertaken in accordance with the requirements of the Concept

	Proposal (SSD-9249) and conditions of consent for the overall project (SSD-9835). The recommendations of the approved Heritage Impact Statement should be adopted for the construction and operation of the members facilities.
Construction and operational impacts	<i>Assessment</i> - The Department's assessment considered the potential impacts from both the construction and operation of the proposed members facilities. - The Department concluded applicable construction and operational management plans should be updated to reflect the increase in construction and extended operational hours and activities at the site. <i>Conditions</i> - No additional conditions have been included as works would be undertaken in accordance with the requirements of the Concept Proposal (SSD-9249) and conditions of consent for the overall project (SSD-9835). - Construction and operational management plans would be updated to reflect the members facilities.
Loss of public land and encroachment on heritage parklands	<i>Assessment</i> - The proposed modification would be located within the boundaries of the SCSGT land and within the approved project boundary for the development. - The facilities would not be located on publicly accessible land or open space. <i>Conditions</i> - No additional conditions have been included as works would be undertaken in accordance with the requirements of the Concept Proposal (SSD-9249) and management plans, including heritage management plans, would be updated to reflect the increased footprint.
Utilisation of government resources	<i>Assessment</i> - The inclusion of members facilities as part of the development would reinstate facilities that formed part of the previous site. - The facilities would be complementary to the stadium and would provide heavily utilised community facilities that are not replicated nearby. - The project expenditure is not considered as part of the planning assessment process. <i>Conditions</i> No conditions are required.