



Redevelopment of the Sydney Football Stadium Stage 2 Modification 5

State Significant Development Modification Assessment
(SSD-9835-Mod-5)

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Subtitle: Modification to correct plans

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
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
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
SFS	Sydney Football Stadium
SSD	State Significant Development

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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(1) 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 correct plan revisions and dates referenced in Modification 2 to SSD-9835, approved by the Department on 14 December 2020.

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.

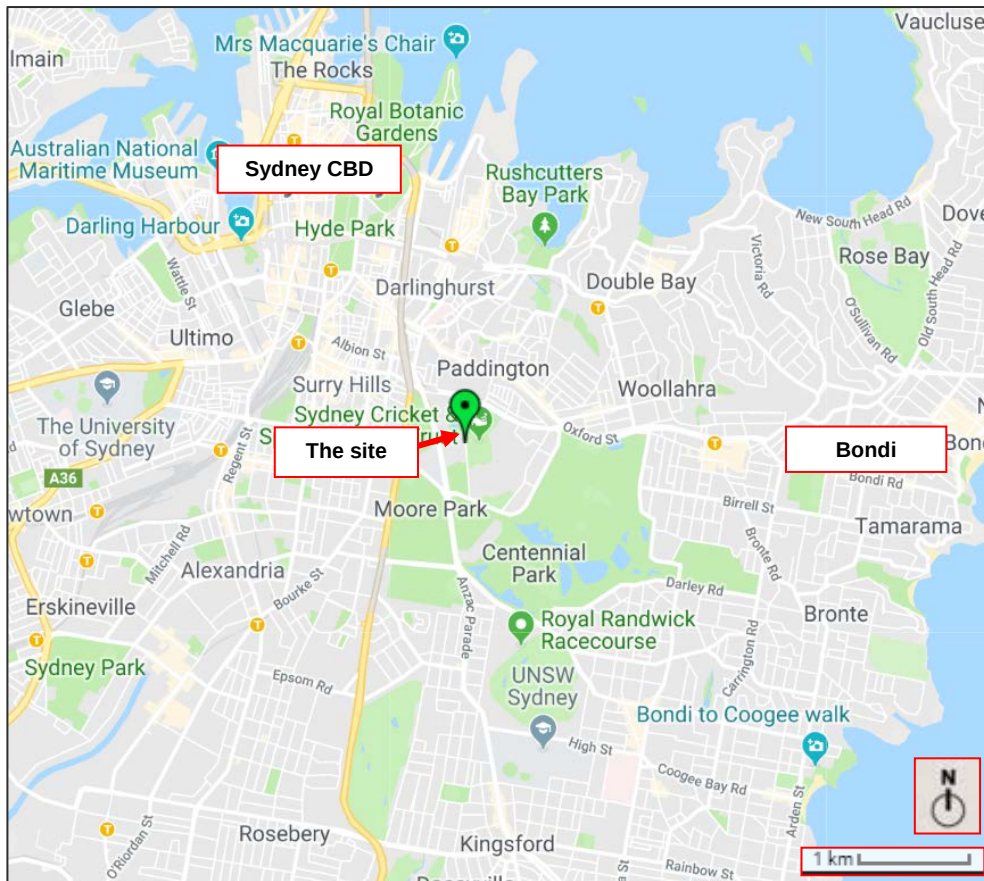


Figure 1 | Site location (Source: Google Maps 2020)

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**.

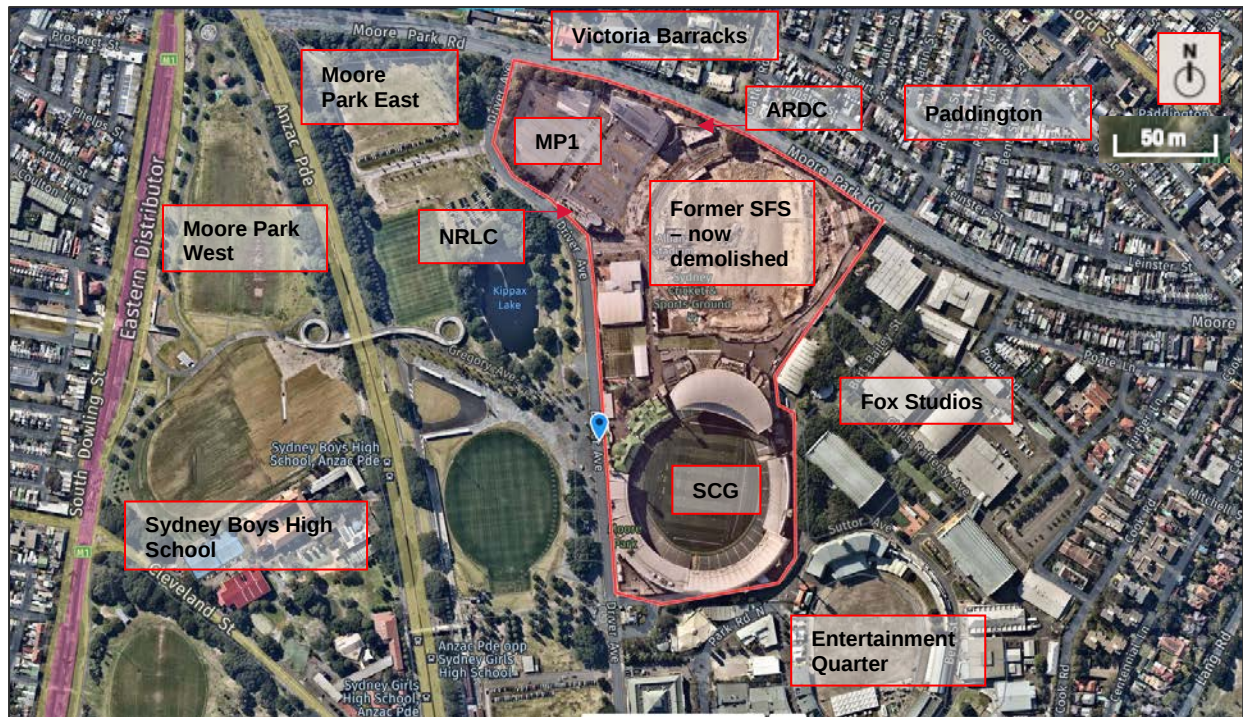


Figure 2 | Aerial view identifying the site features and adjoining buildings and features within and outside the land controlled by SCSGT (Source: Nearmap 2020)

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 has been 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 to 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).

The Department has considered the consistency of the proposed modification in accordance with the Concept Proposal. The development would remain consistent with the Concept Proposal as the overall development as approved would be unaltered as a result of the modification.

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:
 - o 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.
 - o roof cover over all permanent seats and a rectangular playing pitch.
 - o a mezzanine level with staff and operational areas.
 - o internal pedestrian circulation zones, media facilities and other administration areas on the seating levels.
 - o 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.
 - o food and drink kiosks, corporate and media facilities.
 - o four signage zones.
- construction and establishment of the public domain within the site, including:
 - o hard and soft landscaping works.
 - o publicly accessible event and operational areas.
 - o public art.
 - o 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 four 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-2	Inclusion of 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.	Director	4.55(2)	14 December 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
Mod-4	Relocation of photovoltaic cells and reduction the size of the photovoltaic system.	Director	4.55(1A)	22 April 2021

2 Proposed modification

In order to reflect changes to architectural plans that were considered by the Department as part of its assessment, the modification application seeks to amend Schedule 2 – Part A, Condition A2(e) as presented in **Table 2**. Insertion of correct references has been included in **bold** and letters/numbers that are superseded are shown as ~~struckout~~.

The changes to plans were made between initial lodgement of Modification 2 (SSD-9835-Mod-2) and submission of the Response to Submissions (RtS) for the same application. The design changes were considered and supported by the Department as part of its assessment and in the assessment report.

Table 2 | Proposed modifications

Architectural Plans prepared by Cox Architecture and Aspect Studios			
Dwg No.	Rev	Name of Plan	Date
A13.B0.00	A B	Floor Plan Lower Basement Level	01.07.20 28.09.20
A13.L0.01	F G	Floor Plan Basement Level	01.07.20 28.09.20
A13.L0.02	F G	Floor Plan Level 1 (GA Concourse Level)	01.07.20 28.09.20
A13.L2.04	F G	Floor Plan Level 2 (Club Plan)	01.07.20 28.09.20
A30.EW.01.B	A B	West Elevation (SFF to Gate A)	01.07.20 28.09.20
A30.NS.01	E G	North and South Elevations	20/09/2019 28.09.20

3 Statutory context

3.1 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 minor errors under section 4.55(1) as the proposal:

- would not 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(1) 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(1) of the EP&A Act rather than requiring a new development application to be lodged.

3.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 26 April 2021, the Team Leader, Social Infrastructure may determine the application as:

- the relevant Council has not made an objection.
- there are no public submissions in the nature of objection.
- a political disclosure statement has not been made.

The proposed modification meets the terms of this delegation.

4 Engagement

4.1 Department's engagement

The Department made the modification application and modification report available on its website from 18 May 2021. Given the minor nature of the modification application, the Department did not formally seek submissions on the application.

No submissions were received by the Department relating to the proposed modification.

5 Assessment

The modification application seeks to amend errors relating to dates and revisions of architectural plans within the consent, as modified in Modification 2 (SSD-9835-Mod-2).

The Applicant acknowledges that the relevant version of the plans should have been included in the Architectural Design Statement that was submitted as part of the RtS for Modification 2, but were omitted in error from the package of documents submitted. However, the Planning Statement by Ethos Urban submitted to respond to submissions on Modification 2 described the changes between the exhibited design and the refined design proposed in the RtS. The Planning Statement also included images that compared the exhibited and proposed changes, and similarly, the Architectural Design Statement accompanying the RtS described the changes and included multiple images of the revised design.

Further, the Department's assessment report also stated that revised architectural plans and an addendum Architectural Design Statement were received assessed the changes described in the Planning Statement and the Architectural Design Statement, and included images from those documents in the report.

The Department has assessed the modification application in accordance with the relevant requirements of the EP&A Act. Following a review of the proposed modifications, the Department notes that the plans to be referenced have been previously reviewed with the assessment report and endorsed by the Department as part of Modification 2 to the consent. In this regard, the Department acknowledges that plans referenced within the current (as modified) consent are not reflective of the design as refined and presented in the RtS for Modification 2.

The proposed changes are considered by the Department to be necessary to correct a previous error in the issuing of amended approved plans and no additional plans are proposed to be included in the consent that have not already been assessed by the Department. As such, the Department is satisfied that the modification is in the public interest as it would maintain clarity and transparency by ensuring consistent references to the most up to date architectural plans for the development.

6 Evaluation

The Department's assessment concludes that the proposed modifications are appropriate on the basis that:

- the proposed changes would result in substantially the same development as currently approved.
- the proposed changes to condition A2 would not change the use of the site or the approved building height, built form or gross floor area.
- the administrative changes would provide for the consent to achieve its intended effect.
- the proposal does not result in any additional matters that require consideration under Section 4.15(1) of the EP&A Act.

As such, the Department considers the proposed administrative changes are appropriate and minor in nature.

7 Recommendation

It is recommended that the Team Leader, Social Infrastructure, 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-5 falls within the scope of section 4.55(1) 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 A**).

Recommended by:



Rebecca Sommer

Principal Planning Officer

Social and Infrastructure Assessments

8 Determination

The recommendation is **adopted** by:



8 June 2021

David Gibson

Team Leader

Social Infrastructure

as delegate of the Minister for Planning and Public Spaces

Appendices

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

Appendix A – List of referenced documents

1. Modification Application

<https://www.planningportal.nsw.gov.au/major-projects/project/41866>

2. Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/41866>

3. Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/10736>