

Secretary
Department of Planning and Environment
320 Pitt Street
SYDNEY NSW 2001

Attn: Andy Nixey

Request for Comments – Stadium Australia Redevelopment (SSD 10342)

Dear Mr Nixey

I refer to your request to comment on SSD 10342 for the redevelopment of Stadium Australia in Sydney Olympic Park.

Sydney Olympic Park Authority (SOPA) supports the redevelopment of Stadium Australia. The project is essential to ensuring that Sydney remains the major events capital of Australia and that the Stadium delivers a world-class viewing experience for patrons. With regard to the SSD application, SOPA has the following comments:

1. Design Excellence

The stadium refurbishment project was presented to SOPA's Design Review Panel on 3 September 2019. The key resolutions of the DRP comprised:

- The Panel could not provide comments or endorsement of the design due to the limited and conflicting information provided
- The design should be re-presented to the DRP during the public exhibition stage of the SSD application, allowing the Applicant to further development details of the interface with the public domain, signage and façade materiality
- The SSD application documentation should include a Design Excellence Strategy that identifies critical design milestones for the project to be re-presented to the DRP

The Design Excellence Strategy outlined in Section 4.1 of the Architectural and Urban Design Report does not identify critical design milestones. While SOPA supports the concept of 'regular and iterative' review of the project by the DRP in principle, there is a need for the Applicant to more clearly scope the design milestones and hold points to ensure that DRP can provide targeted review and efficiently and effectively add value to the design process.

SOPA recommends that the Design Excellence Strategy be refined to provide a more detailed framework for review, including clearly defined design milestones, and establish realistic timeframes for the Applicant to re-present the project to SOPA's DRP.

2. Stormwater run-off from playing surface

The stormwater concept plans are generally satisfactory, subject to more detailed design prior to the issue of a Construction Certificate.

SOPA's primary concern regarding stormwater is the potential for chemicals used to manage the playing surface to enter SOPA's stormwater network. Accordingly, SOPA requests, as part of the recommended conditions for a Stormwater Management Plan, that all run-off from the playing surface, either from stormwater or irrigation systems, be captured and treated on-site.

3. Construction Management

a. Construction Site Footprint

The Applicant needs to obtain approval from SOPA to occupy or otherwise use the area surrounding the Stadium as construction sites. SOPA recommends a condition of consent to ensure that this occurs prior to the establishment of the construction site or commencement of demolition works.

b. Protection of SOPA's Assets

Given the proposal to establish the construction site over a significant area of SOPA's public domain, additional consideration must be given to the protection of public assets during the construction process. Accordingly, SOPA requests a condition be imposed requiring the applicant to prepare an Asset Protection and Re-instatement Strategy prior to the establishment of the construction site or commencement of any works.

c. General construction management and co-ordination of services

In order to effectively manage construction and co-ordination of services, SOPA request a series of standard development conditions be imposed on the development. The requested conditions are outlined in **Appendix A**.

4. Security and Event Management

To assist SOPA to effectively manage the wider precinct, SOPA has requested that the Stadium Events Management Plan be prepared in consultation with SOPA's Place Management team. SOPA also requests that a copy of the final Stadium Events Management Plan and Security Risk Assessment be provided to SOPA's Director – Place Management.

Should you wish to discuss any aspect of this correspondence further, please contact Dylan Sargent on (02) 9714 7139.

Yours sincerely,



Alix Carpenter
Senior Manager, Planning

01.11.2019

Appendix A – Recommended Conditions of Consent

GENERAL CONDITIONS

Use of SOPA land for Construction Site

Prior to the commencement of any works at the site, the Applicant must enter into an agreement with SOPA to occupy or otherwise use areas outside of the Stadium for a construction site and compound.

Asset Protection and Restoration Strategy

The Applicant must submit an Asset Protection and Restoration Strategy to SOPA, including but not necessarily limited to the following:

- Confirmation of the construction site area and boundaries
- Identification of vehicle access gates and haul routes
- A pre-construction dilapidation report
- Preparation of a register of assets at risk of damage or deterioration from construction works and an assessment of the type and likelihood of risks
- Processes for protecting SOPA's assets during the construction works
- Details of any proposed temporary removal and storage of SOPA's assets during the construction period
- Process for replacing and reinstating SOPA's assets at the conclusion of construction
- Hoarding details demonstrating minimum Type A hoarding around the full extent of the site boundary (2m high, ply-sheet fencing attached to a supporting timber or steel frame)

The Strategy must be approved by SOPA's Director, Asset Management prior to the commencement of demolition works at the site.

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

Construction Environmental Management Plan

Prior to the issue of a relevant Construction Certificate, a **Construction Environmental Management Plan** (CEMP) must be prepared in consultation with SOPA and submitted to the satisfaction of the Certifying Authority. The CEMP must address, but not be limited to, the following matters, where relevant:

- a) a description of activities to be undertaken during construction of the proposal (including staging and scheduling)
- b) hours of work
- c) 24 hour contact details of site manager
- d) construction noise and vibration through the preparation of a **Construction Noise and Vibration Management Plan** (CNVMP), prepared by a suitably qualified person, which addresses the relevant provisions of *AS 2436- 2010 Guide to Noise Control on Construction, Maintenance and Demolition Sites*,

and the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009)

- e) a **Construction Air Quality Management Plan** to detail how construction impacts on local air quality will be minimised and managed. This plan must include identification of potential sources of airborne pollutants and how these will be monitored and managed
- f) a **Construction Waste Management Plan** to detail how waste generated during construction will be classified, handled, reused and disposed of including an Unexpected Finds Protocol
- g) external lighting in compliance with *AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting*

The CEMP must not include works that have not been explicitly approved in the development consent. In the event of any inconsistency between the consent and the CEMP, the consent prevails.

The Applicant must submit a copy of the final CEMP to SOPA prior to commencement of work. Any changes to the CEMP must be submitted to SOPA for approval three weeks prior to implementation of the changes.

Stormwater Management Plan

Prior to the issue of a Construction Certificate, a Stormwater Management Plan (SMP) must be approved by SOPA's Director – Environment and Planning and submitted to the Certifying Authority. The SMP must be in accordance with SOPA's Water Sensitive Urban Design (WSUD) Policy and must include the following information:

- a) all stormwater catchments for the site
- b) all stormwater drainage system elements for the site including location of the stormwater discharge from the site, long sections for all drainage elements, hydraulic grade line calculations
- c) capacity for the existing drainage network to accommodate any local change to stormwater discharge
- d) all elements of the stormwater treatment system
- e) all stormwater drainage calculations and MUSIC modelling for the site
- f) details of all stormwater connections to the existing SOPA stormwater system
- g) details of the overland flow system and calculations to demonstrate the capacity to safely convey flow through the site including depth x velocity calculations
- h) the maintenance and inspection schedule for the on-site stormwater systems.

Any run-off from the playing surface, either from stormwater or irrigation systems, must be captured and treated on-site to ensure that chemical products are not discharged to SOPA's stormwater network.

All approved details for the disposal of stormwater and drainage are to be implemented in the development.

Traffic and Pedestrian Management Plan

Prior to the issue of a relevant Construction Certificate, a **Traffic and Pedestrian Management Plan** (TPMP) prepared by a suitably qualified person must be submitted to the Certifying Authority. The TPMP must be approved by SOPA's Director, Environment and Planning prior to the issue of a Construction Certificate.

The Plan must address, but not be limited to, the following matters:

- a) ingress and egress of vehicles to the site
- b) loading and unloading, including construction zones
- c) predicted traffic volumes, types and routes
- d) pedestrian and traffic management methods
- e) construction activities during major events
- f) details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events
- g) potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services
- h) a major events management strategy, detailing how construction activities will be managed during major events

Infrastructure and Technology Interoperability Report

The applicant must provide a report to SOPA's Director – Environment and Planning that demonstrates any infrastructure and utilities installed as part of the approved works are interoperable with the precinct-wide systems. These systems include:

- a) security and CCTV infrastructure
- b) public announcement infrastructure on the perimeter of the stadium
- c) event and featured lighting on the façade and surrounding areas

The report must be approved by SOPA's Director – Environment and Planning prior to the issue of the relevant Construction Certificate.

No Obstruction of Public Domain without a Works Permit

Prior to the issue of a Construction Certificate, if required, the proponent must obtain a Work Permit to occupy the public way, footpaths, road reserves and the like, which must not be obstructed by any mobile cranes, materials, vehicles, refuse, skips or the like, under any circumstances, unless in accordance with the Works Permit.

Non-compliance with this requirement will result in the issue of a notice by the Authority to stop all work on the site.

CONDITIONS TO BE SATISFIED DURING CONSTRUCTION

Protection of Trees

The Applicant must ensure:

- a) no trees on SOPA land are trimmed or removed unless it forms a part of this development consent or prior written approval from SOPA is obtained or is required in an emergency to avoid the loss of life or damage to property
- b) all trees on the subject site that are not approved for removal are to be suitably protected by way of tree guards, barriers or other measures to protect the root systems, trunk and branches during construction, in accordance with AS 4970:2009
- c) any removal works are to be undertaken by a qualified aborist recognised within the Australian Qualification Framework, with a minimum five years of continual experience within the industry of operational amenity aboriculture, and covered by appropriate and current types of insurance to undertake such works and in accordance with AS 4373:2007

CONDITIONS TO BE SATISFIED PRIOR TO AN OCCUPATION CERTIFICATE BEING ISSUED

Post-Construction Dilapidation Report

The Applicant must prepare a Post-Construction Dilapidation Report, prepared by a suitably qualified person in accordance with the requirements of SOPA's Infrastructure Engineering and Construction Manual (IECM), to ascertain whether the construction works created any structural damage to adjoining buildings, infrastructure and roads. The report must be submitted to the Certifying Authority at the completion of construction works, and prior to the issue of the Final Occupation Certificate. A copy must also be forwarded to SOPA.

In ascertaining whether adverse structural damage has occurred to adjoining buildings, infrastructure and roads, the Certifying Authority must:

- a) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions
- b) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads

Repair of Damage (Roads and Public Domain)

All public footways, paving, sub-surface infrastructure, kerbs, gutters and road pavement damaged during the works are to be immediately repaired following the damage, to a satisfactory state that provides for safe use by pedestrians and vehicles.

Full restoration of the damage must be carried out to the satisfaction of SOPA's Senior Manager – Engineering Services, prior to the issue of any Occupation Certificate for the development.

Stadium Events Management Plan

Prior to the issue of a relevant Occupation Certificate for the development, the applicant must develop a Stadium Events Management Plan for events of more than 10,000 patrons. The Stadium Events Management Plan must be prepared in consultation with SOPA's Place Management team.

A copy of the final Stadium Events Management Plan must be submitted to SOPA's Director – Place Management.

Security Risk Assessment

Prior to the issue of a relevant Occupation Certificate for the development, the Applicant must provide a copy of the final Security Risk Assessment to SOPA's Director – Place Management.