

Secretary  
Department of Planning, Industry and Environment  
4 Parramatta Square  
Parramatta  
NSW 2150

**Request for Comments – Sydney Metro West State Significant Infrastructure (SSI)**  
**Reference: SSI 10038**

Thank you for the opportunity to review and comment on the Sydney Metro West State Significant Infrastructure (SSI) Environmental Impact Assessment which relates to Stage 1 of 3 of the Sydney Metro West development comprising:

- Approximately 24 kilometres of twin tunnels between Westmead and the Sydney CBD;
- New metro stations at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock, The Bays and Sydney CBD; and
- A turn-up-and-go metro service operating between Westmead and Sydney CBD.

Sydney Olympic Park Authority (SOPA) strongly supports the Sydney Metro West project and specifically, the delivery of a Metro station at Sydney Olympic Park. Sydney Metro West is essential to the vision of a '30 minute city' outlined in *A Metropolis of Three Cities* and the Central City District Plan. Sydney Metro West will also provide the catalytic transport infrastructure required to reinforce Sydney Olympic Park as the premier events destination in Australia and bring forward the transformation of the precinct into a vibrant, mixed-use town centre.

**Mitigation of Construction Impacts**

SOPA requests that a series of conditions be imposed to minimise and mitigate the construction impacts of this project. The conditions seek to address matters particular to Sydney Olympic Park, such as event management requirements and specific environmental requirements and considerations.

The requested conditions are outlined in Appendix A.

If you have any queries regarding this submission or recommended conditions of consent, please contact Dylan Sargent, Acting Manager - Planning at (02) 9714 7139 or [dylan.sargent@sopa.nsw.gov.au](mailto:dylan.sargent@sopa.nsw.gov.au).

Yours sincerely



Sally Hamilton  
**Director, Environment and Planning**

## **Appendix A - Condition Schedule**

### **Conditions to be satisfied prior to issue of Construction Certificate**

#### **Groundwater**

Prior to the issue of the relevant Construction Certificate, a Groundwater Monitoring Plan for the Sydney Olympic Park precinct must be submitted and approved by SOPA's Director, Environment and Planning. The plan must cover Haslams Creek, Boundary Creek, Lake Belvedere and any other such wetlands within the Park. The plan must:

- i. establish an existing groundwater baseline for Haslams Creek, Boundary Creek, Lake Belvedere and any other identified wetland;
- ii. develop a groundwater mitigation plan to ensure groundwater levels within the environs do not fall below an identified level;
- iii. develop and groundwater monitoring program to measure the groundwater levels; and
- iv. implement the groundwater monitoring and mitigation in accordance with the approved plan.

#### **Traffic and Pedestrian Management Plan**

Prior to the issue of the relevant Construction Certificate, a **Traffic and Pedestrian Management Plan** (TPMP) must be prepared in consultation with SOPA's Director, Environment and Planning.

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

- i. Ingress and egress of vehicles to the site;
- ii. Construction routes to and from the development site;
- iii. Loading and unloading, including construction zones;
- iv. Predicted traffic volumes, types and routes;
- v. Pedestrian and traffic management methods;
- vi. Construction activities during major events;
- vii. Details of special event and clearway conditions on surrounding roads in the vicinity of the site during special events;
- viii. Potential impacts to pedestrian access and public transport infrastructure including bus services and measures to mitigate impacts including temporary relocation of services; and
- ix. Access for owners and occupiers during special events.

#### **Soil and Water Management Plan**

Prior to the issue of the relevant Construction Certificate, a **Soil and Water Management Plan** (SWMP) must be prepared for works proposed within Sydney Olympic Park by an appropriately-qualified person. The Plan must be prepared in accordance with SOPA's Stormwater and Water Sensitive Urban Design Policy and the provisions of the "Blue Book" Part . The plan must consider likely stages of the works and provide for appropriate control of sediment and erosion for each stage. This Plan must show:

- the location and extent of all necessary sediment and erosion control measures for the site
- catchment plan

- the location of any sediment basin(s) or other erosion control measures including details showing how runoff from the entire site will be directed to the sediment basin(s)
- all relevant details and calculations of the sediment basins including sizes, depths, flocculation, outlet design, all relevant sections, pump out systems, and depths
- all details of excavation pump out and dewatering treatment systems including flocculation and any proposed discharge from the site from dewatering and pump out systems, and the water quality standards that discharges waters are required to meet
- identification and management of any stormwater run-on to the site from adjacent sites
- location of any temporary stockpiles (soil, spoil, top soil or otherwise) and accompanying sediment and erosion control measures
- location and details of all vehicle wash down bays and associated erosion and sediment control measures such as earthen bunds
- a daily and weekly site inspection checklist consistent with IECA Best Practice Erosion and Sediment Control documents

A sediment basin is required for every catchment discharging from the site as part of any Soil and Water Management Plan. The sediment basin is to be designed

- According to the NSW Blue Book (section 6.3.4 and Appendix E). The calculations of the sediment basin size must be submitted with the Development Application.
- Type D soils (unless otherwise demonstrated by an analysis of site soils by a qualified geotechnical consultant and which must be submitted with the development application).
- For all events up to the peak flow rate from the 1 in 10 year ARI event for the site for the 5 day rainfall event
- A gypsum flocculent may be added to the sediment basin in accordance with Appendix E of the Blue Book (note that Alum is not to be used as a flocculent to protect Nuwi Wetland).

The Soil and Water Management Plan must be endorsed by a qualified stormwater engineer prior to commencement of works. A qualified stormwater engineer must inspect implementation of the Plan regularly throughout the project including prior to commencement of earthworks, monthly until the site is stabilised, and within 24 hours of rain events greater than 10mm

Records of any discharges made to SOPA's stormwater drainage network must be provided to SOPA within two days of any discharge.

#### Pre-Construction Dilapidation Report

The Applicant must engage a suitably qualified person to prepare a Pre-Construction Dilapidation Report, in accordance with the requirements of SOPA's Infrastructure Engineering and Construction Manual (IECM), detailing the current structural condition of all existing adjoining buildings including all buildings and significant fabric within the Abattoir Heritage Precinct, infrastructure and roads within the 'zone of influence'.

A copy of the pre-construction dilapidation report must be provided to SOPA prior to the commencement of works.

## **Conditions to be Satisfied During Construction**

### **No Obstruction of Public Domain without a Works Permit**

Prior to the commencement of development, 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.

## **Conditions to be satisfied prior to issue of Occupation Certificate**

### **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 adjacent 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; and
- 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, pavers, road pavement and any other public domain assets damaged during the works must 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 the relevant Occupation Certificate for the development.