



Planning

**MAJOR PROJECT ASSESSMENT:  
Redevelopment of  
Sydney Showground Main Arena  
Sydney Olympic Park  
(MP 10\_0145)**



Director-General's  
Environmental Assessment Report  
Section 75I of the  
*Environmental Planning and Assessment Act 1979*  
March 2011

## ABBREVIATIONS

---

|                  |  |
|------------------|--|
| CIV              | Capital Investment Value   |
| Department       | Department of Planning   |
| DGRs             | Director-General's Requirements                                      |
| Director-General | Director-General of the Department of Planning                       |
| EA               | Environmental Assessment   |
| EP&A Act         | <i>Environmental Planning and Assessment Act 1979</i>                |
| EP&A Regulation  | Environmental Planning and Assessment Regulation 2000                |
| EPI              | Environmental Planning Instrument                                    |
| MD SEPP          | State Environmental Planning Policy (Major Development) 2005         |
| Minister         | Minister for Planning  |
| PAC              | Planning Assessment Commission                                       |
| Part 3A          | Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> |
| PEA              | Preliminary Environmental Assessment                                 |
| PFM              | Planning Focus Meeting   |
| PPR              | Preferred Project Report   |
| Proponent        | Royal Agricultural Society (NSW)                                     |
| RtS              | Response to Submissions  |

Cover Photograph: Arial photomontage of proposed arena redevelopment

© Crown copyright 2011  
Published March 2011  
NSW Department of Planning  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

**Disclaimer:**

While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agents and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.

*NSW Government  
Department of Planning*

## EXECUTIVE SUMMARY

A project application was received by the Department of Planning from the Royal Agricultural Society of NSW (RAS) for the redevelopment of the Showground Main Arena, Sydney Showground at Sydney Olympic Park in Homebush.

The Main Arena currently has a grass oval and a mixture of stadium and grassed bank seating. The current maximum capacity of the stadium is just over 30,000 patrons seating and standing when the arena is in concert mode. The existing maximum number of seats is just over 14,000 when the arena is in sporting mode.

The proposed project seeks to reconfigure the oval and provide additional stadium seating, lighting, media and hospitality facilities in order to host a wider range of sporting and cultural events. While there will be an increase in the number of seats and the frequency of events, the maximum capacity of the venue will not increase.

The proposal is a major project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is development within the Sydney Olympic Park site which, under Part 23 of Schedule 3 of *State Environmental Planning Policy (Major Development) 2005*, requires that the Minister for Planning is the approval authority for development over \$10 million.

The CIV for the project is \$73m and up to 150 construction jobs and 200 operational jobs will be created by the proposed redevelopment.

The project was publicly exhibited between Wednesday 3 November 2010 and Friday 3 December (31 days) on the Department's website, and at the Department's Information Centre at Bridge Street and Auburn City Council offices. Agency submissions were received from the Sydney Olympic Park Authority, the RTA and DECCW with no significant issues raised. No public submissions were received.

The Department has considered all relevant documents in accordance with the objects of the EP&A Act and ecologically sustainable development (ESD).

The key issues raised in the assessment of the project were ensuring the built form appropriately reflects the character of the precinct and any potential impacts the development may have on traffic and accessibility. Factors such as noise and lighting emissions were also considered.

The Department has concluded that the environmental impact of the proposed development will be minimal as the existing Showground Main Arena currently holds events of a similar size and is a designated major venue within Olympic Park which has been developed specifically to host large events with patronage of up to 250,000 visitors per day.

The proposed project is considered to be in the public interest as it will further reinforce Sydney Olympic Park's identity as the premier location for sporting and cultural events in Sydney and will strengthen the local economy due to increases in patronage. It is on this basis that the proposed development is recommended for approval.

## TABLE OF CONTENTS

|                   |  |           |
|-------------------|--|-----------|
| <b>1.</b>         | <b>BACKGROUND</b>  | <b>1</b>  |
| <b>2.</b>         | <b>PROPOSED PROJECT</b>                                    | <b>3</b>  |
| 2.1.              | Project Description  | 3         |
| 2.2.              | Project Need and Justification                             | 5         |
| <b>3.</b>         | <b>STATUTORY CONTEXT</b>                                   | <b>6</b>  |
| 3.1               | Major Project  | 6         |
| 3.2               | Permissibility   | 6         |
| 3.3               | Environmental Planning Instruments                         | 6         |
| 3.4               | Objects of the EP&A Act                                    | 6         |
| 3.5               | Ecologically Sustainable Development                       | 7         |
| 3.6               | Statement of Compliance                                    | 7         |
| <b>4.</b>         | <b>CONSULTATION AND SUBMISSIONS</b>                        | <b>8</b>  |
| 4.1.              | Exhibition   | 8         |
| 4.2.              | Public Authority Submissions                               | 8         |
| 4.3.              | Proponent's Response to Submissions                        | 9         |
| <b>5.</b>         | <b>ASSESSMENT</b>  | <b>11</b> |
| 5.1               | Built Form and Urban Design                                | 11        |
| 5.2               | Traffic and Accessibility                                  | 14        |
| 5.3               | Public Domain  | 17        |
| 5.4               | Major Events   | 18        |
| 5.5               | Acoustics, Noise and Lighting                              | 18        |
| 5.6               | Construction Management                                    | 19        |
| 5.7               | ESD  | 20        |
| 5.8               | Public Interest  | 20        |
| <b>6.</b>         | <b>RECOMMENDATION</b>                                      | <b>21</b> |
| <b>APPENDIX A</b> | <b>ENVIRONMENTAL ASSESSMENT</b>                            | <b>22</b> |
| <b>APPENDIX B</b> | <b>SUBMISSIONS</b>   | <b>23</b> |
| <b>APPENDIX C</b> | <b>PROPONENT'S RESPONSE TO SUBMISSIONS</b>                 | <b>24</b> |
| <b>APPENDIX D</b> | <b>CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS</b> | <b>25</b> |



## 1. BACKGROUND

The Royal Agricultural Society (NSW) (RAS) has submitted an application to the Minister seeking approval for the redevelopment of Sydney Showground Main Arena at Sydney Olympic Park. The project location is shown in Figure 1.

**Figure 1: Project Location**



Sydney Olympic Park is a dedicated recreational, sporting and cultural centre in metropolitan Sydney, located between the Sydney CBD in the east and Parramatta in the west.

The Showground Main Arena is located within the Sydney Showground Precinct, as defined in the Sydney Olympic Park Master Plan 2030, in the north-eastern quadrant of Sydney Olympic Park. The main uses within the Showground Precinct include the RAS Exhibition Halls and activity zones associated with the Royal Easter Show. The Showground Precinct is shown in Figure 2.

The Showground Precinct has interfaces with three other identified precincts in Sydney Olympic Park. The Stadia Precinct to the west includes the ANZ Stadium and ACER Arena which host major sporting and entertainment events. The Central Precinct to the south has been designated as the 'heart' of Sydney Olympic Park and comprises



predominantly of commercial uses but also hotels and residential on the fringe. The Parkview Precinct to the east comprises residential uses and the open grassland areas also to the east provide space for community uses.

The site is located in close proximity to Olympic Park Train Station in the Central Precinct via Murray Rose Avenue and bus routes also service the site. Parking is provided at the Olympic Park site for up to 10,000 vehicles and parking bays are easily accessed from the Showground site.

**Figure 2: Existing Showground Precinct Layout**





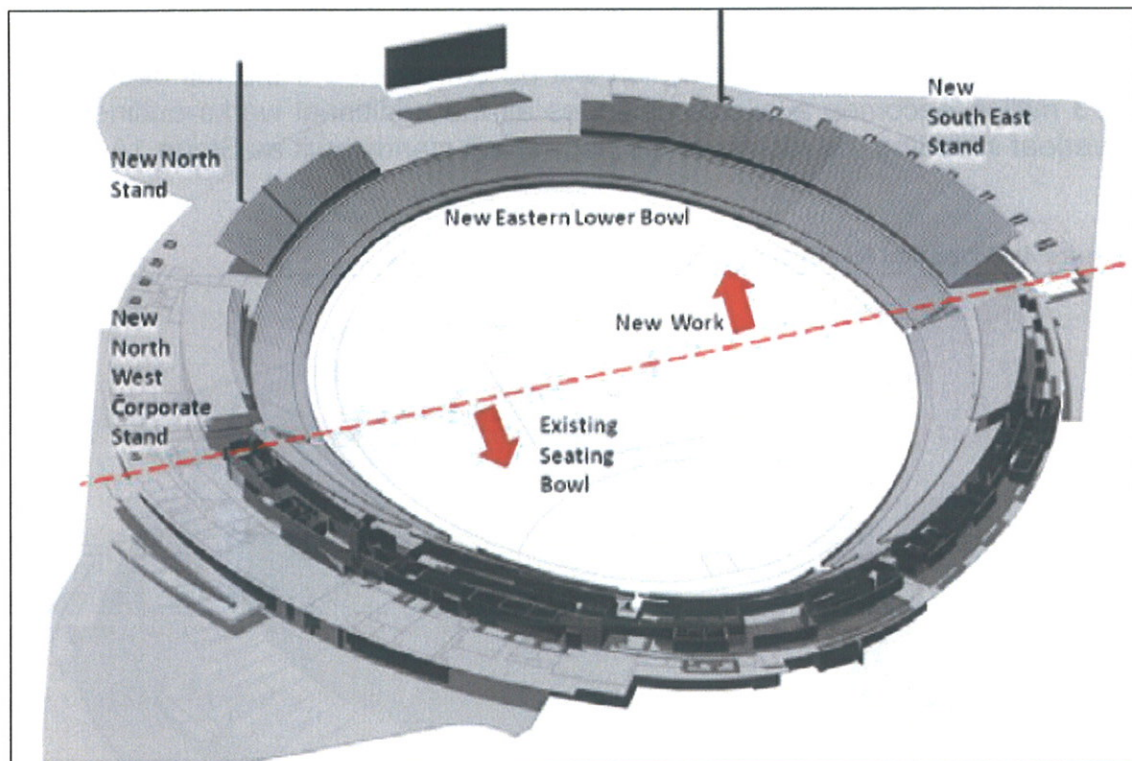
## 2. PROPOSED PROJECT

### 2.1. Project Description

The proposed project includes the reconfiguration of the main arena into an oval shaped formation capable of hosting events in three modes: show mode; concert mode; and sporting mode, with different standing and seating capacities in each mode.

The proposal includes the refurbishment of the five existing stands and the development of new north, north-west and south stands incorporating stadium seating and corporate and media facilities. The proposed development will create a maximum of 23,000 seating spaces when the arena is in sporting mode, and a maximum of 20,000 standing spaces when the stadium is in concert mode. The maximum number of people that the stadium will accommodate, seating or standing in any one mode, will remain at 31,021. Although the project includes the construction of additional seating this will not increase the overall capacity of the stadium but transfers the open end of the stadium to stadium-style seating instead of the grass seating area.

**Figure 3: View of Seating Bowl from West Showing Existing and Proposed Works**



Additional elements in the proposal include new retractable perimeter fencing, entry and exit points, refurbishment of existing lighting structures and the inclusion of additional floodlight structures, installation of a new video board and PA system, new amenity blocks, food and beverage facilities and a proposed green wall screening the external façade of the three new stands.

The key components of the project are listed in Table 1 and the proposed project is illustrated overleaf in Figure 4.



The construction of the proposed project will take place in distinct phases. Early works were subject to a Part 4 Development Application that was approved by the Sydney Olympic Park Authority on 18 November 2010 (DA 71-11-2010) and includes demolition, excavation, deconstruction of lighting towers, and additional deconstruction.

Stage 1 of the development will be constructed using one of two potential options for the south-east stand, which will be dependent on the allocation of the final project budget.

Stage 1, which is based on the current funding available of \$60 million, comprises:

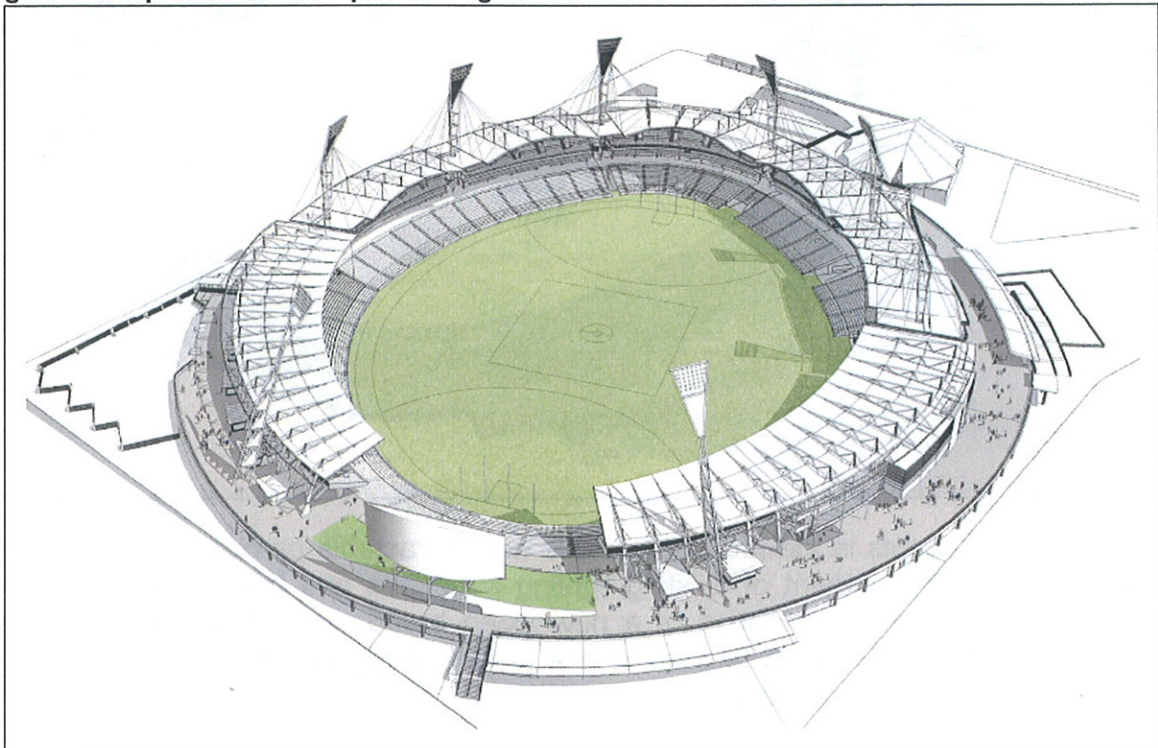
- new south-east stand comprising demountable scaffold seating with no roof; and
- new north stand comprising demountable scaffold seating.

Stage 1A, which will be built if additional funding becomes available, comprises:

- new south-east stand constructed from a combination concrete and steel structure with no roof;
- new north stand constructed from a combination concrete and steel structure with no roof; and
- grassed seating mound at the eastern end of the arena.

Stage 2 of the development, which will be constructed if the full desired budget of \$73 million becomes available, includes all the additional works outlined in Table 1 overleaf including the roofing of the permanent stands built as Stage 1A.

**Figure 4: Proposed Redeveloped Showground Main Arena**





**Table 1: Key Construction Elements of the Proposed Project**

| <b>Aspect</b>                             | <b>Description</b>  |
|---|---|
| <b>Project Summary</b>                    | <ul style="list-style-type: none"> <li>• <b>Reconfiguration of the pitch</b></li> <li>• <b>Construction of additional stadium seating in new north, north-east and south-west stands (either demountable or permanent)</b></li> <li>• <b>New light towers at eastern end</b></li> </ul> |
| <i>Pitch reconfiguration</i>              | Pitch to be reconfigured into an oval shape capable of accommodating sport, shows and concerts in different formations.   |
| <i>Construction of additional seating</i> | Construction of new seating in undercover and open air stands and the refurbishment of existing seating stands and associated roofs.  |
| <i>New on-grade seating tier</i>          | New on-grade seating tier to be constructed on the eastern half of the arena  |
| <i>Video Board and PA</i>                 | Installation of a new video board and PA system at the north-west stand.  |
| <i>Facilities upgrade</i>                 | Upgrade in size and range of food and beverage and amenity facilities on existing Level 2 concourse   |
| <i>Lighting</i>                           | Two new light towers are to be constructed at the eastern end of the site to replace the existing towers  |
| <i>Seating Hill</i>                       | Creation of grassed seating 'hill' beneath the scoreboard on the far east of the site   |
| <i>Vomitory</i>                           | Construction of a new pitch vomitory on the northern side of the field.   |
| <i>Fencing and Gates</i>                  | New retractable perimeter fencing on the southern and western sides of the ground and new entry and egress structures at various perimeter points   |

## 2.2. Project Need and Justification

One of the identified purposes of The Sydney Olympic Park Master Plan 2030 is to 'protect the role of Sydney Olympic Park as the premier destination for cultural, entertainment and recreation and sporting events'. The existing Main Arena was originally designed to host the baseball games at the 2000 Sydney Olympic and Para Olympic Games and subsequently, given the low-profile of baseball in Australia, has become under-utilised and is now predominantly a venue for use in the annual Royal Easter Show.

The proposed development would enable the Main Arena to become more adaptable and be used for a variety of sporting and entertainment events. This would make better use of the existing facility, help to strengthen the profile of the Olympic Park and continue to build on the Olympic legacy to the benefit of the community.

### 3. STATUTORY CONTEXT

---

#### 3.1 Major Project

The proposal is a major project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) because it is development with a CIV of over \$10 million within the Sydney Olympic Park site which, under Part 23 of Schedule 3 of *State Environmental Planning Policy (Major Development) 2005*. The Minister for Planning is the approval authority.

On 25 January 2010, the Minister for Planning delegated responsibility for the determination of project applications under Part 3A of the *Environmental Planning and Assessment Act 1979* to the Deputy Director-General, Development Assessment and Systems Performance where:

- there are fewer than 25 submissions in the nature of objections in respect of the project application; and
- the project is not a critical infrastructure project under section 75C of the EP&A Act.

The project received no public submissions and is not a critical infrastructure project. The Deputy Director-General can therefore determine the project under delegated authority.

#### 3.2 Permissibility

Under the SEPP (Major Development) 2005 the site is zoned B4 – Mixed Use. The proposal does not seek to change the use of the site and the proposed use will still be consistent with the aims and objectives of the permissible land uses of the B4 zone that promotes the major events capacity at the Olympic Park. However, pursuant to clause 6(2) of the MD SEPP the zones within Sydney Olympic Park do not apply to Part 3A projects and, therefore, are not applicable in this instance.

#### 3.3 Environmental Planning Instruments

Under Sections 75(2)(d) and 75(2)(e) of the EP&A Act, the Director-General's report for a project is required to include a copy of, or reference to, the provisions of any State Environmental Planning Policy (SEPP) that substantially governs the carrying out of the project, and the provisions of any environmental planning instruments (EPI) that would (except for the application of Part 3A) substantially govern the carrying out of the project and that have been taken into consideration in the assessment of the project.

The Department's consideration of relevant all instruments is provided in Appendix D.

#### 3.4 Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects of the Act, as set out in Section 5 of the Act. The relevant objects are:

- (a) to encourage:
  - (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,



- (ii) *the promotion and co-ordination of the orderly and economic use and development of land,*
- (iii) *the protection, provision and co-ordination of communication and utility services,*
- (iv) *the provision of land for public purposes,*
- (v) *the provision and co-ordination of community services and facilities, and*
- (vi) *the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and*
- (vii) *ecologically sustainable development, and*
- (viii) *the provision and maintenance of affordable housing, and*
- (b) *to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and*
- (c) *to provide increased opportunity for public involvement and participation in environmental planning and assessment.*

The Department has considered the objects of the EP&A Act and considers that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided in Section 5 of this report.

### **3.5 Ecologically Sustainable Development**

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- (a) *the precautionary principle,*
- (b) *inter-generational equity,*
- (c) *conservation of biological diversity and ecological integrity,*
- (d) *improved valuation, pricing and incentive mechanisms.*

ESD measures incorporated into the proposed redevelopment includes new electrical infrastructure and the use of water-efficient tapware, appliances and shower heads at the amenity areas throughout the facility to enable the effective monitoring and metering of energy and water use at the venue. This will enable energy ratings to be undertaken once the project is completed.

The use of natural ventilation where possible and the use of high-efficiency filters where mechanical services are required also contribute to the ESD principles of the project.

### **3.6 Statement of Compliance**

In accordance with section 75I of the EP&A Act, the Department is satisfied that the Director-General's environmental assessment requirements have been complied with.

## **4. CONSULTATION AND SUBMISSIONS**

---

### **4.1. Exhibition**

Under section 75H(3) of the EP&A Act, the Director-General is required to make the environmental assessment (EA) of an application publicly available for at least 30 days. After accepting the EA, the Department publicly exhibited all documentation from Wednesday 3 November until Friday 3 December 2010 (30 days) on the Department's website, and at the Department's Information Centre at Bridge Street and Auburn City Council offices. The Department also advertised the public exhibition in the Sydney Morning Herald and Daily Telegraph on Wednesday 3 November 2010 and Auburn Review Pictorial on Tuesday 2 November 2010. Landholders, relevant state and local government authorities were notified in writing.

The Department received three submissions during the exhibition of the application. All three submissions were from public authorities and no submissions were received from the general public or special interest groups.

A summary of the issues raised in submissions is provided below.

### **4.2. Public Authority Submissions**

Submissions were received from Sydney Olympic Park Authority, the Roads and Traffic Authority and the Department of Environment, Climate Change and Water. All submissions were generally supportive of the proposal but some issues were raised regarding the provision of management plans and built form design and details.

#### **Sydney Olympic Park Authority (SOPA)**

SOPA requested further information from the proponent, including detailed elevations, cross-sections and material samples from the proponent, specifically:

- roof structure design;
- sample boards;
- design of ground plane;
- detailed design on perimeter fencing;
- public domain and landscape plans; and
- toilet blocks

The proponent was also requested to provide detailed Construction and Operational Environment Management Plans.

A further issue was raised regarding the operational conditions in the existing Showground consent (DA S38/06/98), and clarification was sought as to the inclusion of certain existing conditions in the Major Project approval and, in the case of any inconsistency, which approval would prevail.

#### **Department of Environment, Climate Change and Water (DECCW)**

DECCW confirmed that an Environmental Protection License (EPL) will not be required for the site but that the development must be in line with the general environmental protection requirements of the Appropriate Regulatory Authority (ARA) which, in this instance, is SOPA.



DECCW requested that the proponent ensure that appropriate strategies are put in place to effectively monitor drilling water and stormwater related to the development to avoid any potential for water pollution.

Construction noise impacts were also raised as a potential issue and the proponent was asked to provide appropriate measures to ensure that construction noise is kept to a minimum and provisions are in place to resolve any residents' complaints.

#### **Roads and Traffic Authority (RTA)**

The RTA requested that a Traffic Management Plan and a Construction Traffic Management Plan be prepared by the proponent prior to the issue of a Construction Certificate.

Adequate car parking facilities and vehicle access, layout and operational issues were also raised by the RTA for comment by the proponent.

### **4.3. Proponent's Response to Submissions**

Urbis, on behalf of the proponent provided a response to the issues raised in submissions (see Table 2 and Appendix C). The Proponent has also provided a revised Statement of Commitments to reflect to additional issues addressed in the PPR.

**Table 2: Proponent's response to Agency Key Issues**

| Issues Raised by:  | Proponent's response:  |
|--|--|
| <b>Sydney Olympic Park Authority</b> <ul style="list-style-type: none"> <li>• Additional detail required on built form elements including design and finishings of toilet blocks</li> <li>• Construction and Operational Environment Management Plans required.</li> <li>• Operational issues such as usage, crowd capacity, noise emissions and traffic and transport, currently included in the original Showground DA consent, should be covered in any MP approval. The Major Project approval will prevail in the case of any inconsistencies.</li> </ul> | <ul style="list-style-type: none"> <li>• Additional plans (elevations, sections, photomontages) provided along with further design detail on the toilet blocks and commitment made to involve SOPA in the final design outcomes, post-approval.</li> <li>• Detailed Construction and Operational Environment Management Plans will be provided to SOPA prior to the issue of a Construction Certificate.</li> <li>• The operational matters referred to in the original Showground consent (DA S38/06/98) will be included in any Major Project approval. Where there is any inconsistency the Major Project approval will prevail.</li> </ul> |

|   |  |
|---|--|
| <b>Department of Environment, Climate Change and Water</b> <ul style="list-style-type: none"> <li>Noise and water quality management</li> </ul>                             | <ul style="list-style-type: none"> <li>The proponent will prepare detailed Construction Environment Management Plans to ensure these issues are adequately addressed prior to the issue of a construction certificate.</li> </ul>  |
| <b>Roads and Traffic Authority</b> <ul style="list-style-type: none"> <li>Traffic Management Plans</li> <li>Car parking provision</li> <li>Vehicle access layout</li> </ul> | <ul style="list-style-type: none"> <li>The proponent will prepare detailed Traffic Management Plans for major events to ensure these issues are adequately addressed prior to the issue of a occupation certificate.</li> <li>No changes are proposed to the existing car parking provision as maximum capacity is not increased and existing provision is considered adequate</li> <li>Vehicle access and layout can be addressed via conditions of consent.</li> </ul> |

The proponent's RtS was forwarded to SOPA, DECCW and the RTA. No issues were raised in relation to the proposed actions and the agencies were satisfied that any additional plans and design details would be addressed post determination and prior to the issue of construction / occupation certificates.

Issues identified by SOPA regarding the final design of the stadium will be resolved through negotiation with the proponent during the design development process. The proposed development will not increase the maximum capacity of the stadium and its location within Sydney Olympic Park, which has existing management plans and infrastructure for large events, is considered to provide adequate capacity for any future events at the stadium.

The Department is satisfied that the proponent's Response to Submissions adequately covers the issues raised by the government agencies.



## 5. ASSESSMENT

The key issues identified by the Department for further consideration in the assessment are:

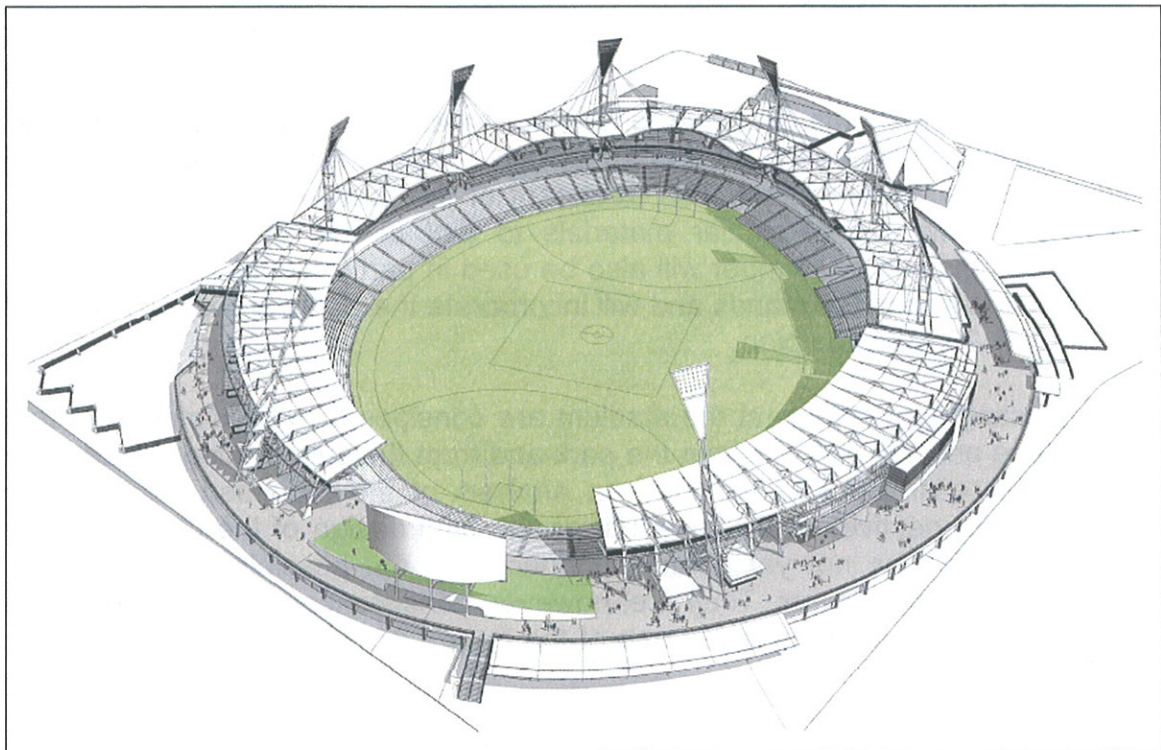
- built form and urban design;
- transport;
- public domain;
- major events;
- amenity;
- construction management;
- ESD; and
- public interest.

### 5.1 Built Form and Urban Design

The proposed design for the redevelopment of the Showground Main Arena has been subject to a Sydney Olympic Park Authority Design Review Panel. Attention has been paid by the architect to the retention of the original 'agricultural soul' of the site while providing the facilities to enable the arena to be more adaptable and host a wide range of events.

The site is significant as part of the 2000 Sydney Olympic Games legacy and, in accordance with the *Sydney Olympic Park Masterplan 2030*, must continue to respect its Olympic Heritage.

**Figure 6: Proposed Stadium Incorporating Stages 1 and 2 of the construction**

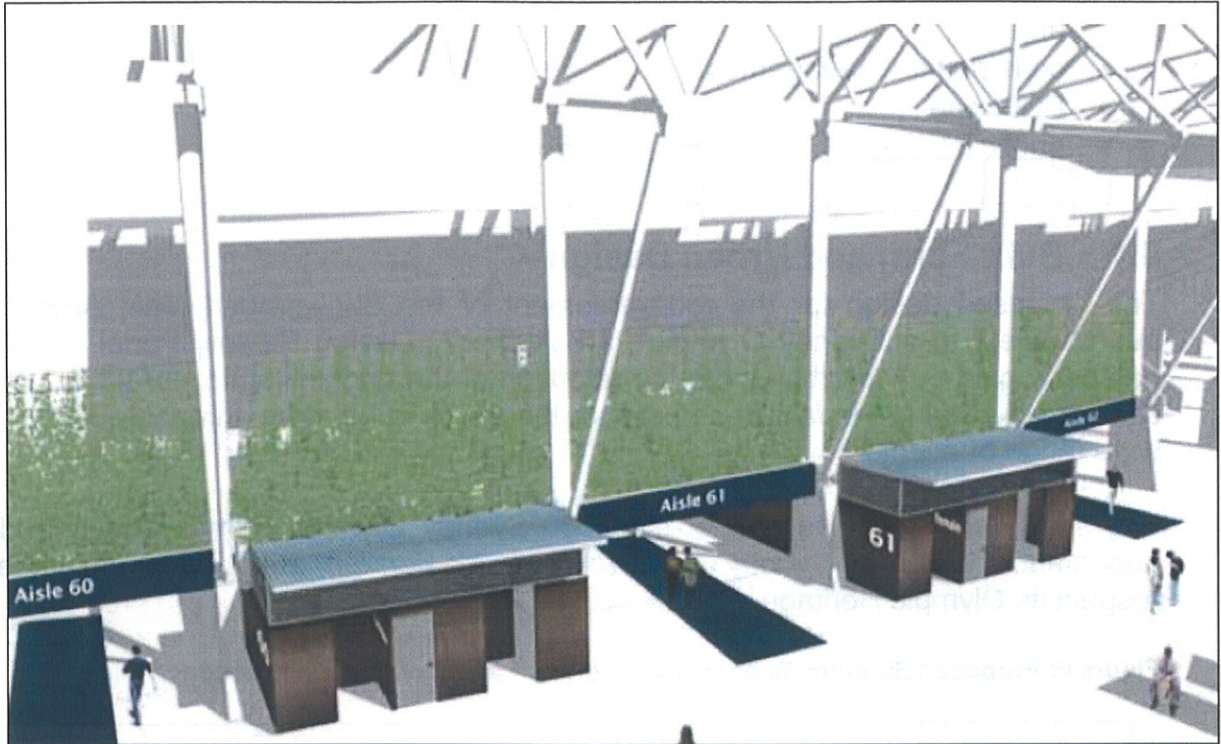


The main built form elements relevant to the assessment are the proposed north, north-west and south-east stands which will complement the five existing stands, with



distinctive barrel-vaulted roofs, on the western half of the ground. The massing and height of the proposed new stands is less than that of the existing stands. The maximum roof height of the stands, not including decorative steel lattice detail, is 128.515m. There are no maximum height or FSR requirements for the site.

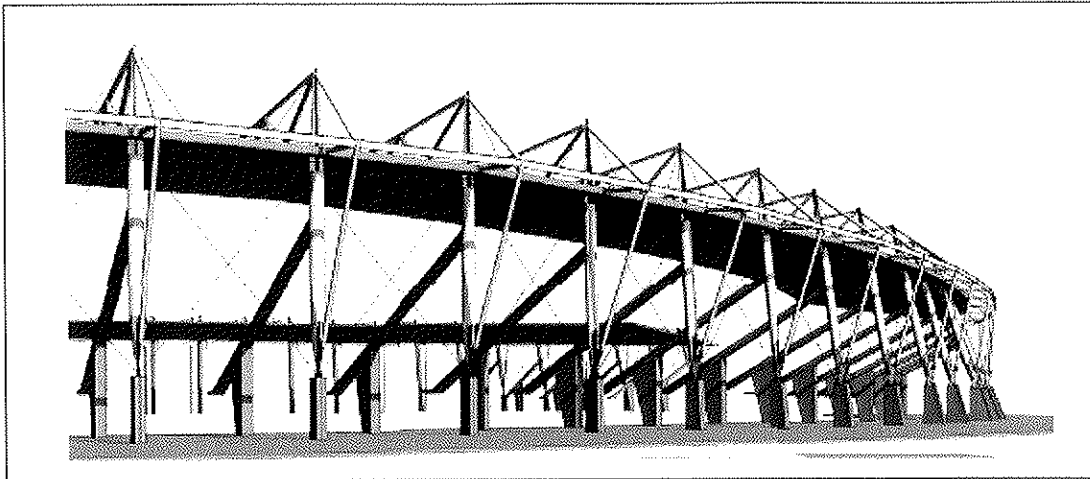
**Figure 7: Proposed Green Wall (Stage 1 Variation)**



The façade treatments designed for the north-west and south-east facades include a green wall of plants and vines to soften the concrete façade (Figure 7) and lessen any negative visual impact. The treatment of the structures underneath the north-west stand will be of similar materials to that of the existing stands. Exposed brickwork, glazing and timber will also be used in part to soften the concrete used in the construction of the stands and will incorporate the *Building Expression Controls* in the *SOPA 2030 Masterplan*.

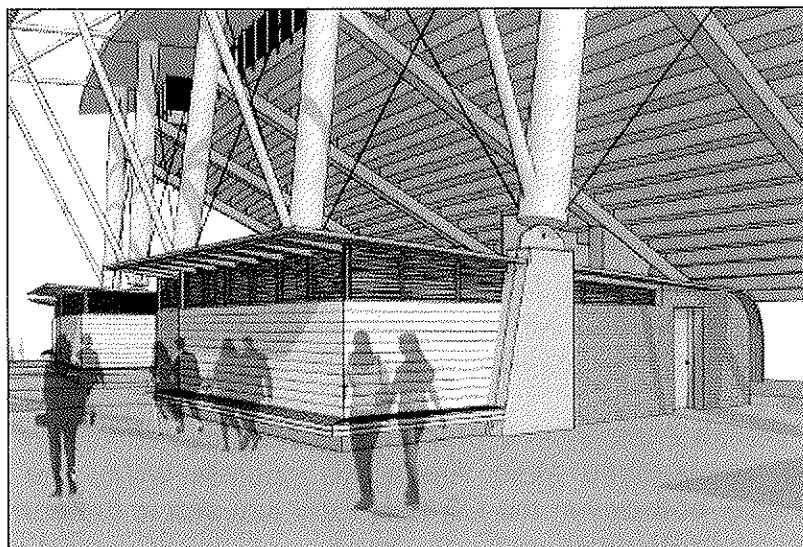
The existing light towers at the stadium are considered to be distinctive features of the venue and are visible within the park and from the surrounding suburbs. A Visual Impact Assessment has provided an analysis of the proposed development from different perspectives in the area but as the final design of the lighting system and arrangements has not yet been confirmed, it is not possible to assess the exact impact of the new towers. They are, however, consistent with the existing design and contribute to the sporting landscape of the Park. Lighting is discussed in more detail in Section 5.5.

The proposed design continues the existing barrel-vaulted roof design over the new north, north-west and south-east stands and will be constructed from a similar metal profile roof sheeting and sandwich panel soffit design. A row of supporting columns will form a colonnade at the rear of the stands as illustrated in Figure 8.

**Figure 8: Proposed Colonnade of Supporting Columns**

Issues were raised by SOPA in their submission to the Department regarding the lack of information provided regarding detailed elevations, cross sections and material samples. Additional concerns were raised by SOPA regarding the proposed design of the toilet blocks that were described as representing 'a distinctively municipal character' and failing to achieve the design objective of an 'agricultural soul' (Figure 9). The bunching of the toilet blocks at the south-eastern edge was also identified as a potential problem relating to crowding.

The proponent provided additional illustrative plans in their RtS and proposed that an on-going dialogue with SOPA will take place after the assessment process to resolve any design issues that arise. The proponent included this in their Statement of Commitments. SOPA supported this approach and the Department has imposed a condition requiring detailed designs of the roof structure, ground plane, perimeter fencing, public domain, landscape plans and toilet blocks, and sample boards including specifications and actual samples, be submitted to SOPA and approved by the Director General prior to the issue of a Construction Certificate.

**Figure 9: Proposed Toilet Block Façade Design**



Shading and natural ventilation have been considered in the design development. The proposed roof structures will provide shade to spectators, on the basis that Stage 2 is pursued. A small amount of shading is expected to occur in the northern area of the ground at certain times of day and times of year but this is not expected to restrict grass growth or affect any sporting or television filming activities. The outdoor nature of the development will enable maximum natural ventilation.

The Department is of the view that the design of the new grandstand satisfactorily takes into account the existing environment both within the context of the Showground precinct and the surrounding area. From an operational perspective, it is considered that the proposed development will be an improvement on the existing arena in terms of safety, efficiency and design, on the basis that Stage 1 Option 2 is followed.

An area of concern is the green wall that has been proposed to mask the concrete facades. The Department notes that, as outlined in the proponent's Architectural Design Statement *'in Stage 1 the green wall will not be built to front the south-east and north stands due to the slightly different location of these stands relative to the permanent versions and also due to the prohibitive impact they will have on constructing permanent stands in the future. In this instance the stands to these areas will be screened with an appropriate design response'*.

This presents the possibility of the unsightly concrete facades of the stands being left exposed until any future funding is negotiated. If the temporary seating option, namely Stage 1, is implemented, the Department will require a schedule of finishes to be presented to the satisfaction of both the Department and SOPA. A condition will be imposed to ensure that this is carried out prior to the issue of a Construction Certificate.

The Department is generally satisfied that the proposal is of a reasonable quality and appropriate design for the location and will have minimal visual impact on surrounding development. The Department supports the inclusion of the green wall and, in the case that Stage 1 is pursued, believes that it would be appropriate for an alternative screen or high-quality finishing to be used.

## 5.2 Transport

### 5.2.1 Vehicular Traffic Access and Car Parking

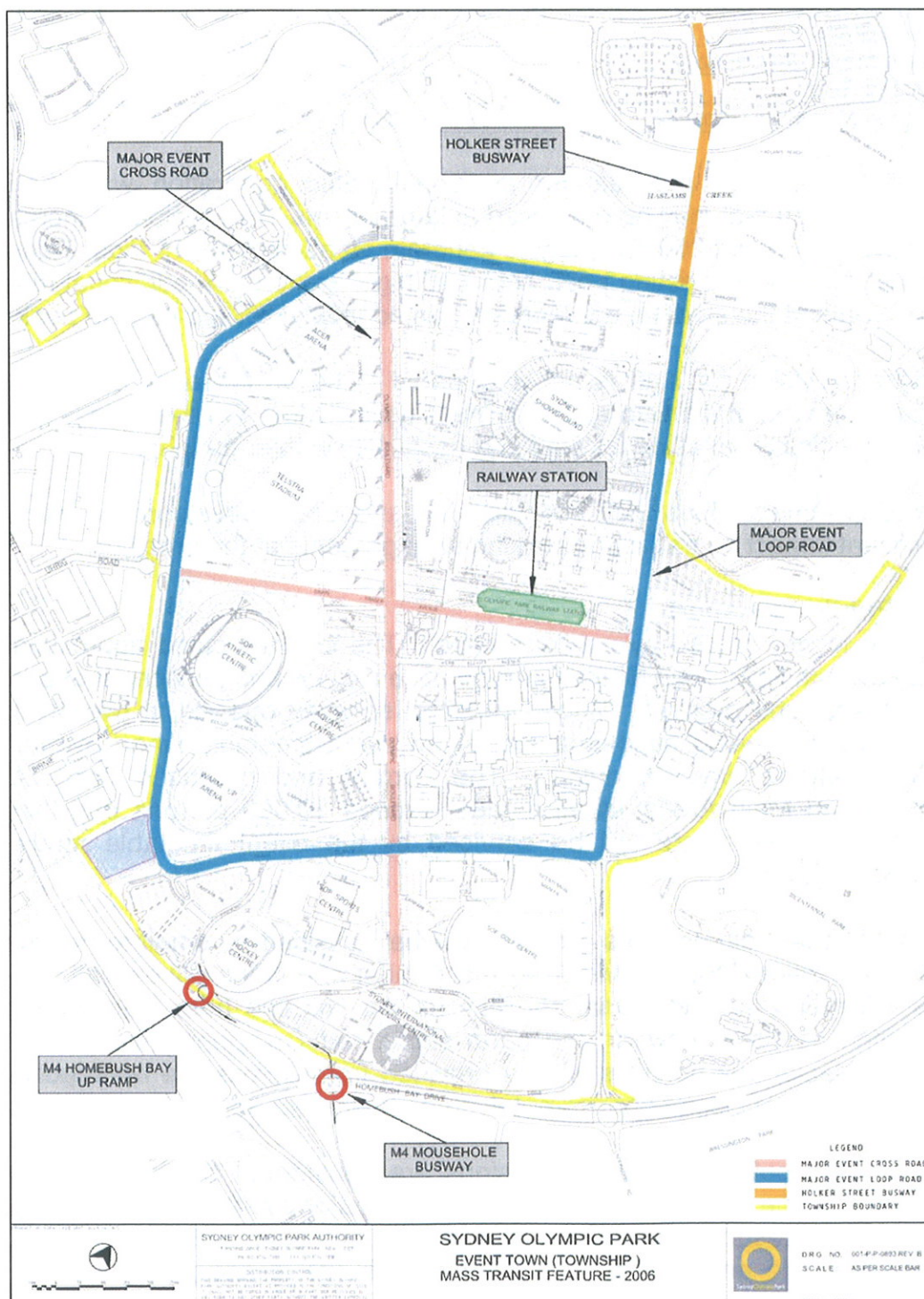
While the current maximum capacity of the Showground Main Arena will not be increased as a result of the development, the upgraded facilities and increased seating spaces will enable more events with a higher capacity crowd to take place.

The overall frequency of events is also likely to increase, as a result of the proposed future use of the stadium for a new Greater Western Sydney AFL team, and therefore traffic generation will be increased accordingly in line with match fixtures. The existing and proposed capacities are illustrated in Table 3 overleaf.

The Traffic Impact Assessment, prepared by Halcrow, concludes that the proposed redeveloped Showground Main Arena will operate within the existing transport network capacity both within the Olympic Park site and in the surrounding area, and no additional capacity is required.

Existing traffic arrangements regarding private vehicle access, event operations and public parking facilities will remain unchanged and no additional public or employee parking is proposed as part of the development. Sydney Olympic Park has been designated as a major event precinct catering for up to 250,000 patrons per day and the transport and access infrastructure has been developed to a standard to allow for large number of people attending events including the *Sydney Olympic Park Access Guidelines 2008* and the *Sydney Olympic Park Major Event Impact Assessment Guidelines*. The event transport infrastructure is illustrated in Figure 10.

**Figure 10: Sydney Olympic Park Major Event Infrastructure (from SOPA Major Event Impact Assessment Guidelines)**



**Table 3 – Existing and Proposed Capacities at Showground Main Arena**

| Mode                      | Number of Patrons |
|---------------------------|-------------------|
| <b>Showground Mode</b>    |                   |
| Existing Seats            | 13,570            |
| Existing Maximum Capacity | 18,000            |
| Proposed Seats            | 20,200            |
| Proposed Maximum Capacity | 22,200            |
| <b>Concert Mode</b>       |                   |
| Existing Seats            | 10,198            |
| Existing Maximum Capacity | 30,021            |
| Proposed Seats            | 10,198            |
| Proposed Maximum Capacity | 30,021            |
| <b>Sporting Mode</b>      |                   |
| Existing Seats            | 14,026            |
| Existing Maximum Capacity | 17,000            |
| Proposed Seats            | 23,000            |
| Proposed Maximum Capacity | 25,000            |

The only identified potential for additional traffic generation was the additional hospitality staff that may be employed at large events. An anticipated increase in staff of between 100 and 200 are likely to generate an additional 116 trips. Taking this into account along with existing peak hour traffic generation, the additional trips resulting from events at the stadium will represent an additional 8% increase in peak periods.

Parking provision for staff is not anticipated to be an issue as at non-event times parking demand at the Showground Site is typically low. On event days, parking area P5 is specifically set aside for staff and hospitality worker parking.

The Department does not consider the proposed development will have any significant impact on traffic and parking arrangements at the precinct.

### 5.2.2 Public Transport

The site is well served by public transport. The site is located approximately 400m from Olympic Park Train Station and has five regular bus services that pass close to the Showground precinct. Public transport services operate at two levels with the normal service being supplemented by an event timetable when events with over 10,000 patrons are scheduled. The current and proposed capacities at the Showground Main Arena, in all modes, exceed 10,000 patrons and therefore any major event held there will be serviced by the event timetable mode of public transport.

The additional train services provided will be classified as small to medium scale in terms of additional train provision as the number of patrons will be well below 60,000. This will mean that additional services on the link line from Lidcombe, and some integrated services between the north shore and Campbelltown, will be provided. Twelve special bus services will be provided from across the metropolitan Sydney area with frequencies of approximately three buses per hour.

The existing public transport provisions are considered by the Department to be sufficient for the proposed development. Any major events held at the arena will be within the threshold to activate the event timetable which has been specially implemented to ensure that the Olympic Park site is adequately served by public transport.



### 5.2.3 Pedestrian and Cycle Accessibility

The existing pedestrian and cycle routes to and from the site will not be affected by the redevelopment. The additional northern entrance to the site may have the potential to increase pedestrian volumes to parking areas via Australia Avenue as patrons move towards the Olympic Park Train Station. The standard of existing pedestrian and cycle accessibility at the site is high and the proposed development will benefit from the existing pedestrian and cycle facilities at Sydney Olympic Park.

## 5.3 Public Domain

The public domain elements of the project comprises mainly retractable perimeter fencing, as the proposed development does not seek to make any changes to the existing public domain elements surrounding the arena.

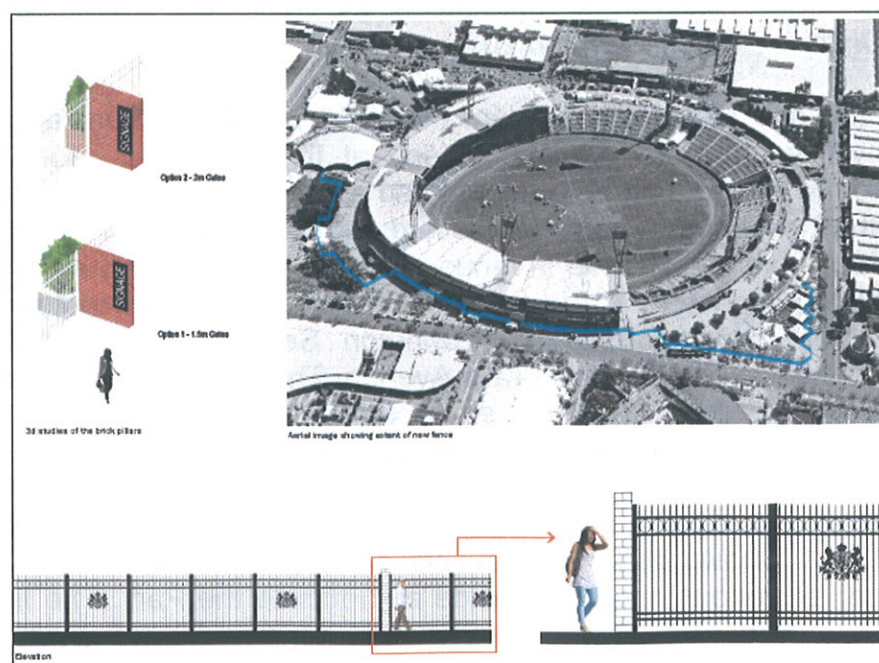
A Wind Impact Analysis included in the proponent's EA concludes that wind conditions in the public domain on ground level surrounding the proposed stands will remain similar to existing conditions as the sheltering provided by trees and existing buildings will be retained and provide shelter.

The retractable fence has been designed to allow for the cordoning off of certain areas during ticketed events and the opening up of the whole site when needed, for example at the Royal Easter Show, and allows continuous connectivity across the Showground precinct. The fence will be constructed on the eastern and southern sides of the site as illustrated in Figure 11.

The fence will be constructed of brick pillars and open cast iron fencing with RAS emblems embedded within sections of the fence. The design will attempt to recreate the fencing at the original Moore Park site. Crowd loading and entrance/exit locations will be refined during the design development phase.

The Department is satisfied that the proposed fencing is suitable for the site and the retractable nature will allow movement across the site when required.

**Figure 11: Fencing Detail and layout (shown in blue)**



## 5.4 Major Events

The principal objective of the proposed development is to improve the capability of the Showground Arena to host major events by providing a higher standard arena with the development of different modes of usage and associated hospitality and media elements. The maximum capacity at the Showground is currently 30,021 and this will not be increased, therefore existing provisions for major events relating to the stadium will need to reflect the increase in frequency of events rather than an increase in patrons.

It is estimated that a minimum of an additional seven major events will be held each year on top of the existing scheduled events. As the Olympic Park has been developed to host up to 250,000 patrons per day, the Department considers that major event facilities at Sydney Olympic Park can provide for the scale of the proposed development.

SOPA have published the Major Event Impact Assessment Guidelines which covers operational issues such as traffic, car parking, waste management, public spaces and event management. The Showground Main Arena currently operates within the Guidelines and the redevelopment will be in accordance with SOPA approved management plans. The Department will also impose a condition to ensure that written operational approval is obtained from the Sydney Olympic Park Authority Precinct Operations Unit prior to each major event in relation to logistical matters and public domain co-ordination requirements.

## 5.5 Amenity

### 5.5.1 Acoustic and Noise Impacts

The proposed development seeks to enhance the current function of the site as a sporting arena within a precinct of the Park specifically designed for this use. The key elements that will result in noise impact are noise from crowds and amplified music. A noise impact assessment was carried out by Wilkinson Murray on behalf of the proponent to assess the impact of the proposed redevelopment on the closest residential areas, and areas earmarked for residential development under the *Sydney Olympic Park Masterplan 2030*.

The key findings of the assessment indicated that noise from amplified music at concerts will exceed the relevant criteria at the residential receptors within and external to the Park during both neutral and adverse meteorological conditions. This includes the Novotel on Olympic Boulevard and the Formule 1 Hotel located between Edwin Flack Avenue, Bernie Avenue and Uhrig Road. There are currently no residential developments at the Sydney Olympic Park but receptors are located at the residential developments at Newington South and the under construction residential tower at Site 3 on Australia Avenue. The noise ranges from 1dBA to 4dBA above the 70dBA limit, based on an assumption that the rock concerts will be of sound power levels associated with international rock groups.

The report also provided a comparison between the noise that would be emitted from events at the Showground with events held at the ANZ Arena and the levels experienced at various receptors inside and outside the Park. The findings illustrate that the predicted noise from the Showground would have a greater impact on

receptors within the Park than ANZ Stadium, exceeding the 70dBA criterion at the locations listed above.

The Department believes that, given the uses within the Olympic Park and lack of sensitive residential receptors currently adjoining the site and the Showground Precinct, and the major events that are hosted on the site, it is acceptable that the noise emissions may slightly exceed the criterion at certain times. As SOPA has requested major events at the Olympic Park require an Event Impact Assessment to be carried out prior to commencement to SOPA's satisfaction, the Department will impose a condition on the approval that will ensure that all operational noise associated with the development will be in accordance with the *Sydney Olympic Park Noise Management Plan* as contained in the Sydney Olympic Park Authority Act 2001.

### **5.5.2 Lighting Impact**

The redeveloped arena plans to host sporting events at competition level which will also be televised. Therefore, lighting that will meet the standards of the media and sporting bodies will need to be provided.

Existing lighting structures on the site include six roof support column light poles with 34 flood lights, two freestanding light poles with 46 floodlights and 24 floodlights mounted along the stand roof edge.

The proposed lighting plan is currently being developed, but will require the relocation of the two existing freestanding light poles and the erection of additional light poles. Computer modelling of the proposed lighting plan will need to be carried out to assess compliance with the relevant Australian Standards, specifically AS 4282 relating to obtrusive lighting.

The Department will recommend a condition on any approval that evidence is provided from an independent fully qualified practitioner prior to commissioning confirming that the external lighting is in accordance with the relevant Australian Standards regarding Control of the Obtrusive Effects of Outdoor Lighting to the satisfaction of SOPA.

## **5.6 Construction Management**

A Construction Management Plan was prepared by APP on behalf of the proponent to address all construction related issues on the site. The construction is planned so that minimal disturbance will be caused to existing operations of the Showground, principally the Royal Easter Show. Construction is therefore planned to commence immediately after the Royal Easter Show in 2011 and will conclude by the Easter Show in 2012. Detailed staging of the development has been provided by the proponent in the EA.

In their submissions to the Department, SOPA and the RTA requested a Construction Environment Management Plan and a Construction Traffic Management Plan be prepared as any construction on the site should be managed carefully, especially regarding other events that may be taking place at the Park. The Department will impose a condition of the approval to ensure that these plans are submitted to SOPA for approval prior to the issue of a Construction Certificate.



## 5.7 ESD

The principles of ESD have been considered by the proponent. A statement prepared by Aurecon in relation to the proposed development confirms that some measures have been taken to incorporate sustainable options into the development.

Measures include a new electrical infrastructure and the use of water-efficient tapware and appliances and AAA shower heads at the amenity areas throughout the facility to enable the effective monitoring and metering of energy and water use at the venue. This will enable energy ratings to be undertaken once the project is completed.

The use of natural ventilation where possible and the use of high-efficiency filters where mechanical services are required also contribute to the ESD principles of the project.

The Department considers ESD to be of critical importance in the assessment of this development project as Sydney Olympic Park has a strong history in ensuring that development on the site adheres to the benchmarks set in the establishment of the site for the Olympic Games. This aim is further emphasised in the *Sydney Olympic Park Masterplan 2030*. The Department is satisfied that ESD has been considered in the proposal.

## 5.8 Public Interest

The Department considers that the proposed redevelopment of the Showground Main Arena is in the public interest as it will enable one of the key objectives of the *Sydney Olympic Park Masterplan 2030* in protecting 'the role of Sydney Olympic Park as the premier destination for cultural entertainment, recreation and sporting events'.

The existing Showground Main Arena has an agricultural heritage and is home to significant events such as the Royal Easter Show that reflect this bond. The venue is currently not operating to its full potential as the current seating, media and hospitality facilities do not allow the venue to compete to host significant higher-profile events. The proposed redevelopment will provide a higher standard arena that will be capable of holding major cultural, sporting and recreational events and therefore encourage more events to Sydney Olympic Park and provide more opportunities for the public to engage in cultural and social activities.

- The development will create between 100 and 200 hospitality jobs and strengthen Sydney Olympic Park as an employment, recreational and residential hub.

## 6. CONCLUSION

The proposed redevelopment will allow the Sydney Showground Main Arena to be used for a variety of sporting, cultural and entertainment events and will provide an additional three stands for patron seating, without increasing the overall existing maximum capacity of the stadium.

The Department has assessed the key issues relating to the environmental impact of the development including built form, transport, public domain, noise, major event impacts and amenity. The Department believes that the development is of a suitable bulk and scale given its location, contributes to an improved public domain and that any traffic generation can be suitably managed by the event management plans already in place for the Park. Impacts relating to noise and lighting emissions can be mitigated through the implementation of appropriate conditions of approval

The recommended conditions were forwarded to the proponent, Auburn Council and SOPA and their comments were incorporated, where appropriate. The proposed development is considered to be in the public interest as it will encourage high-profile cultural, sporting and entertainment events to the area and provide additional employment and resources for the local community. It will also strengthen the profile of Sydney Olympic Park in line with its strategic objective of being the premier destination for cultural entertainment, recreation and sporting events'.

The Department considers the project application to be in the public interest and recommends that approval be granted.


## 7. RECOMMENDATION

It is recommended that the Deputy Director-General:

- a) **Consider** the findings and recommendations of this report;
- b) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- c) **Sign** the attached Instrument of Approval (**TAG A**).

  
A/Director  
Metropolitan and Regional Projects North  
28/2/11

  
Executive Director  
Major Projects Assessment  
19.3.11

  
Deputy Director-General  
Development Assessment & Systems Performance  
15/3/11

## **APPENDIX A      ENVIRONMENTAL ASSESSMENT**

---

See the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4188](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4188)



## **APPENDIX B SUBMISSIONS**

---

See the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4188](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4188)

## **APPENDIX C    PROPONENT'S RESPONSE TO SUBMISSIONS**

---

See the Department's website at:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4188](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4188)

## **APPENDIX D      CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS**

---

### **1. Application of EPIs to Part 3A projects**

To satisfy the requirements of section 75(2)(d) and (e) of the EP&A Act, this report includes references to the provisions of the EPIs that govern the carrying out of the project and have been taken into consideration in the environmental assessment of the project application. The primary instruments guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 – Remediation of Land;
- Sydney Regional Environmental Plan 24 – Homebush Bay Area; and
- Sydney Olympic Park Master Plan 2030 (Master Plan 2030)

### **2. State Environmental Planning Policy (Major Development) 2005**

On 19 August 2008, the Director General, as delegate of the Minister, formed an opinion that the proposal is a major project described in Schedule 3, Part 23, Clause 5 of the MD SEPP, and has a CIV of more than \$10 million (\$73 million proposed CIV). The Minister is the approval authority.

The site falls within the Sydney Olympic Park site, which is identified as a State Significant Site pursuant to Schedule 3 of the MD SEPP. The site is zoned B4 Mixed Use and the proposed work to the Royal Agricultural Society (NSW) and the new enclosed concourse is permissible within that zone. However, clause 6 of Part 23, Schedule 3 of the MD SEPP provides that zoning provisions do not apply where Part 3A of the EP&A Act applies.

### **3. State Environmental Planning Policy (Infrastructure) 2007**

Under clause 104 of the SEPP, the RTA is to be consulted of traffic generating development and given the opportunity to provide the Department with comments. The proposed development is a traffic generating development by virtue of Schedule 3 of the SEPP, which requires referrals for the purposes of Tourist facilities, recreation facilities, showgrounds or sportsgrounds with 200 or more parking spaces.

### **4. State Environmental Planning Policy No. 55 – Remediation of Land**

SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose. The proponent has undertaken preliminary site investigations and, considering its previous use as a baseball stadium for the Sydney Olympic Games in 2000, there is a relatively low risk of contamination. Excavation works on this project have been approved as part of an early works package by SOPA and will be carried out in line with the necessary recommendations.

### **5. Sydney Regional Environmental Plan 24 – Homebush Bay Area (SREP24)**

On 2 October 2009, the MD SEPP was amended and the Sydney Olympic Park site was designated a State Significant Site at Schedule 3 of the MD SEPP. Therefore, SREP 24 no longer applies to Sydney Olympic Park.



## **6. Sydney Olympic Park Master Plan 2030 (Master Plan 2030)**

Master Plan 2030 was adopted by the Minister for Planning on 10 March 2010 and supersedes Master Plan 2002. Master Plan 2030 aims to ensure Sydney Olympic Park becomes an active and vibrant town within Metropolitan Sydney and protect the role of Sydney Olympic Park as a premier destination for cultural, entertainment, recreation and sporting events.

Master Plan 2030 provides more specific design controls regarding sustainability, public domain, event controls, land use and density, building form and amenity, access and parking, transport strategies and infrastructure, landscaping and community infrastructure controls would apply. Detailed controls and incorporates the recommendations of the with regards to expanding the Sydney Showground facilities.

While Master Plan 2030 does not strictly apply to Part 3A proposals under the MD SEPP, it has been considered and the Royal Agricultural Society (NSW) proposal broadly complies with Master Plan 2030.