

13 July 2011

Mr David Gibson
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear David,

Section 75W Modification to MP 10_0145 – Design Changes
Sydney Showground Main Arena Redevelopment, Sydney Olympic Park

1 Introduction

This letter accompanies a request to modify Major Project No. 10_0145 pursuant to Section 75W of the Environmental Planning and Assessment Act, 1979 (the Act). The proposed modification relates to changes arising in response to Condition B1 in consultation with SOPA.

This letter provides:

- A brief background to Major Project
- A summary of the existing development and site context
- Details of the proposed modification
- An Environmental Assessment and justification for the proposed modifications.

2 Background

Major Project Application MP 10_0145 was approved on the 15 March 2011 by the Deputy Director-General, as delegate for the Minister for Planning. In summary, the Major Project entails the following, as described in the Project Approval:

Redevelopment of Sydney Showground Main Arena including:

- *Three new grandstands (north-west stand; south-east stand; and a small north stand)*
- *New on-grade lower tier seating and grass seating*
- *New amenities, food and beverage facilities*
- *Two new lighting towers*
- *Retractable perimeter fencing*
- *Entry structures and egress gates*
- *New pitch access*
- *Internal refurbishment works*
- *New video board and PA system*

- *Erection of a green wall vegetated screen.*

As part of the project approval conditions, Condition B1 under *Part B – Prior to issue of construction certificate* relates to the submission of “*Detailed Design Information*” to the satisfaction of SOPA and the Director-General. *Condition B1 – Detailed Design Information* reads as follows:

“Prior to the issue of a Construction Certificate for the relevant works, the Proponent shall submit to the satisfaction of SOPA and the Director General for approval detailed elevations, cross-sections and material samples on the following built form elements:

- a) *Roof structure design,*
- b) *Sample boards including specifications and actual samples,*
- c) *Design of ground plane,*
- d) *Detailed perimeter fencing,*
- e) *Public domain and landscape plans, and*
- f) *Toilet blocks.”*

In response to Condition B1, the proponent consulted with SOPA and subsequently submitted and presented a Detailed Design Information Package dated April 2011 which addressed the above information.

Final agreement from SOPA for the design of the above aspects a) to f) was issued to the proponent via correspondence dated 12 April and from DOPI on the 24th May (Refer to **Appendix A**). It be noted that the SOPA correspondence identifies certain considerations to fence design, which will adopted by the proponent.

As a consequence of resolving the design considerations under Condition B1 with SOPA, the approved scheme has undergone changes to the scope of the design with Stage 1a, broadly entailing:

- Removal of the north stand and a reduced length / extent of the south-eastern stand.
- Removal of the grassed hill spectator area.
- Rationalisation of amenities, bar / food areas and the like, redesign of scoreboard.
- Capacity numbers are generally similar, if not marginally less, than the approved capacities.

Overall, the SOPA approved design scheme arising from Condition B1 represents a similar design to the approved scheme but with generally reduced length/extent to the seating stands and their associated roof forms for Stage 1a.

3 The Site and Context

3.1 REGIONAL CONTEXT

The Sydney Showground Arena is situated within Sydney Olympic Park. Sydney Olympic Park is a significant recreational, sporting and cultural asset in metropolitan Sydney, featuring a range of quality sports and entertainment venues.

Sydney Olympic Park has also become an important economic centre, accommodating over 100 businesses and continues to attract major investment in commercial, sporting, education and hospitality development. In conjunction with the Rhodes centre, “Olympic Park –Rhodes” forms a large “specialised centre” that serves both the Inner West Subregion and the West Central Subregion.

This specialised centre has excellent proximity to the regional City of Parramatta to the west and the Sydney CBD to the east. These strategic advantages have contributed to NSW Government's strategic plans for Sydney Olympic Park to broaden the range of residential, educational and business park type development without impacting on the centre's primary role as a major sporting and cultural venue.

FIGURE 1 – REGIONAL CONTEXT (EXTRACT FROM THE DRAFT WEST CENTRAL SUBREGIONAL STRATEGY)



3.2 LOCAL CONTEXT AND SURROUNDING PROPERTIES

The Showground Main Arena is located in the north-eastern quadrant of Sydney Olympic Park. Sydney Olympic Park is a significant recreational, sporting and cultural asset in metropolitan Sydney, featuring a range of quality sports and entertainment venues. Sydney Olympic Park has also become an important economic centre, accommodating over 100 businesses and continues to attract major investment in commercial, sporting, education and hospitality development. The Sydney Olympic Park Masterplan also envisages a residential element, and multi-unit housing is currently under construction.

The Showground Main Arena is surrounded by activity zones associated with the Royal Easter Show which cater for a range of secondary show activities, accommodated within a range of buildings as illustrated in the figure below.

Locally, the Sydney Showground Precinct has an interface with the following precincts within Sydney Olympic Park, as described in the Sydney Olympic Park Master Plan 2030:

- Stadia Precinct to the west, across from Olympic Boulevard. This precinct host main events within the ACER arena and ANZ Stadium.
- Central Precinct to the south, across from Murray Rose Avenue. This precinct includes the Olympic Park railway station immediately south of the Showground precinct and forms a central core of commercial buildings, including hotels with a residential area to the fringe. It is designated to also become the new commercial heart of Sydney Olympic Park.

- General parkland areas to the north across Kevin Coombs Avenue and to the east, across from Australia Avenue. The northern portion of the Parkview Precinct also abuts the Sydney Showground precinct to the east. The Parkview Precinct is identified be in a predominantly residential area with some community uses.

In terms of access to the site, the greater site is serviced by:

- Olympic Park railway station to the south of the Showground precinct;
- Bus and taxi drop off on Australia Avenue;
- Private vehicular access from the local road network.

FIGURE 2 – PHOTOS OF THE SITE AND SURROUNDS



PICTURE 1 – THE SHOWGROUND MAIN ARENA VIEWED FROM GRAND PARADE LOOKING WEST



PICTURE 2 – CHARLES MOSES STADIUM ACROSS FROM GRAND PARADE TO THE SOUTH OF THE SITE



PICTURE 3 – GRAND PARADE LANDSCAPE AND FOOTPATH TREATMENT ON SOUTHERN SIDE OF SITE



PICTURE 4 – SKATE PARK WEST OF THE SITE

FIGURE 3 – AERIAL VIEW OF SYDNEY OLYMPIC PARK



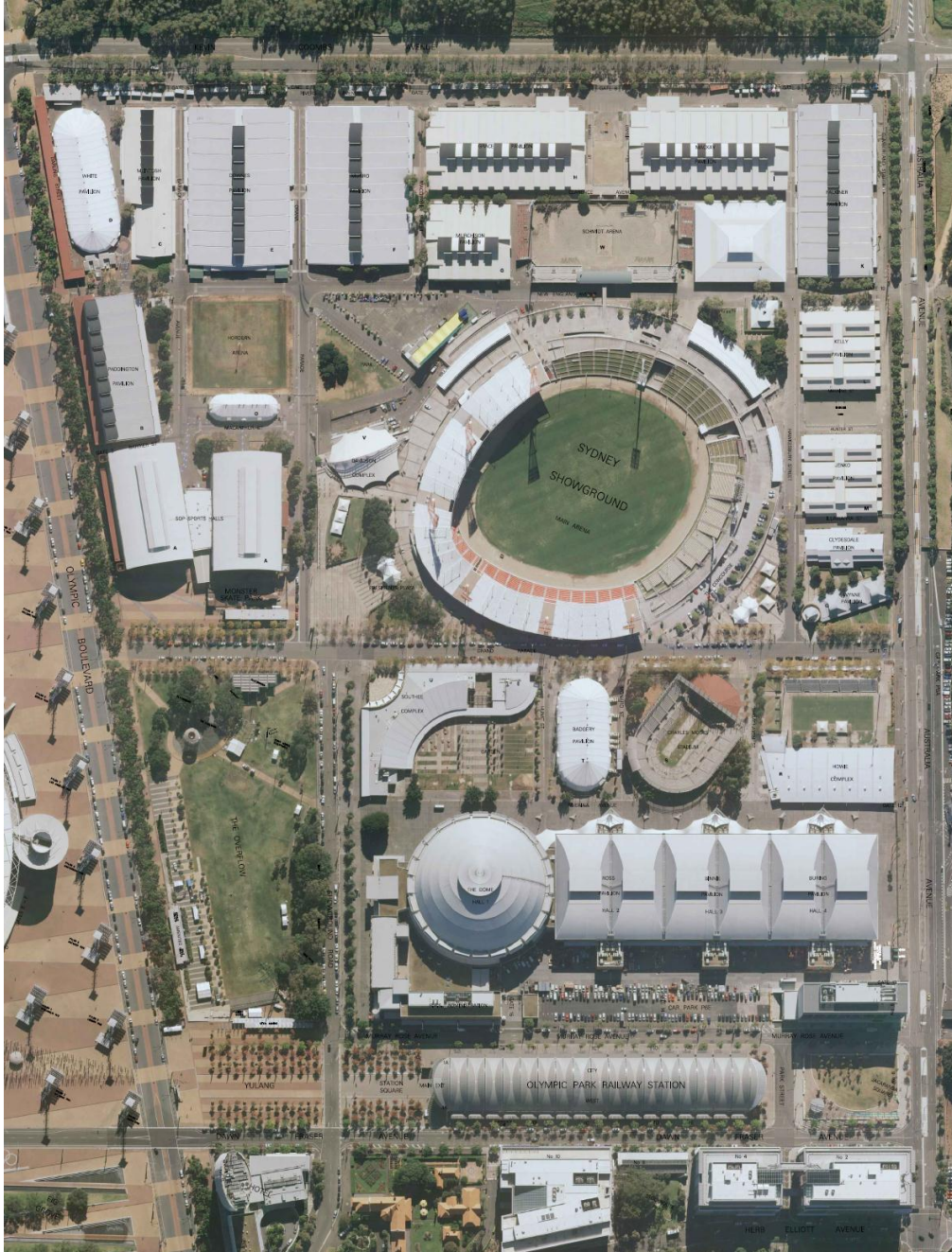
Aerial photo courtesy of SOPA

3.3 SUBJECT SITE

The Showground Main Arena forms part of the Sydney Showground Precinct as identified in the Sydney Olympic Park Masterplan 2030. The Precinct is defined by Olympic Boulevard and Murray Rose Avenue, Australia Avenue and Kevin Coombs Avenue. An aerial of the site indicating the extent of the site for this proposal is shown in **Figure 4** below. The legal description of the site is part of Lot 1121 in DP 1142724 as illustrated in **Figure 5** below (source Sydney Olympic Park Authority).

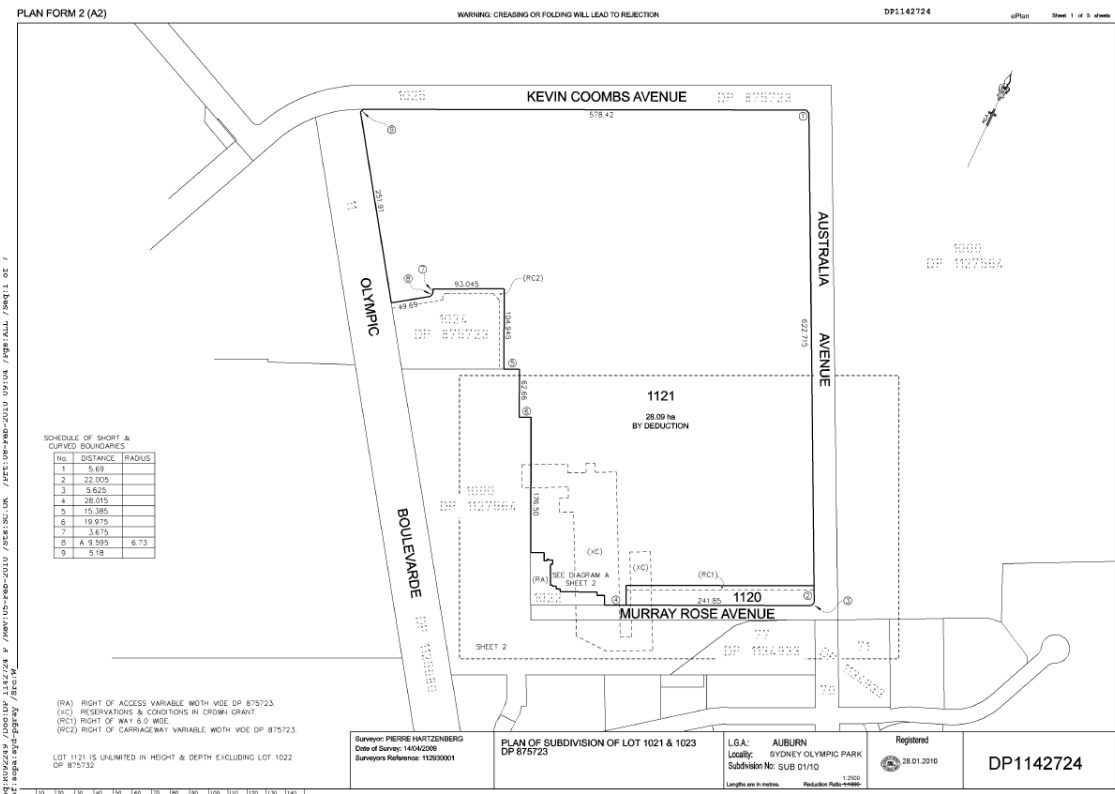
FIGURE 4 – AERIAL VIEW OF THE SYDNEY SHOWGROUND PRECINCT.

The Showground Main Arena is shown located centrally within the Precinct



Aerial photo courtesy of SOPA

FIGURE 5 – DEPOSITED PLAN



The Showground Main Arena was designed to accommodate the baseball games of the 2000 Sydney Olympic and Para Olympic Games and has become the primary activity zone for the Royal Easter Show.

The existing Showground Main Arena is a bowl formation of which one third of the bowl comprises a grass berm and the remainder is made of three 3 concrete seating tiers. Temporary seats are located on the grass berm to the south east of the field of play.

FIGURE 6 – PHOTOS OF THE SYDNEY SHOWGROUND ARENA



PICTURE 5 – EXISTING STANDS AND LIGHTING TOWERS



PICTURE 6 – EXISTING STAND AND GRASSED BERM SEATING ALSO SHOWING LIGHTING TOWER TO BE REPLACED/RELOCATED

4 Proposed Modifications

As a consequence of resolving the design considerations under Condition B1 with SOPA, the approved scheme has undergone changes to the scope of the design, broadly entailing:

- Removal of the north stand and a reduced length / extent of the south-eastern stand.
- Removal of the grassed spectator area.
- Rationalisation of amenities, bar / food areas and the like, redesign of scoreboard.
- Capacity numbers are generally similar, if not marginally less, than the approved capacities.

Overall, the SOPA approved design scheme arising from Condition B1 represents a similar design to the approved scheme but with generally reduced length/extent to the seating stands and their associated roof forms for Stage1a.

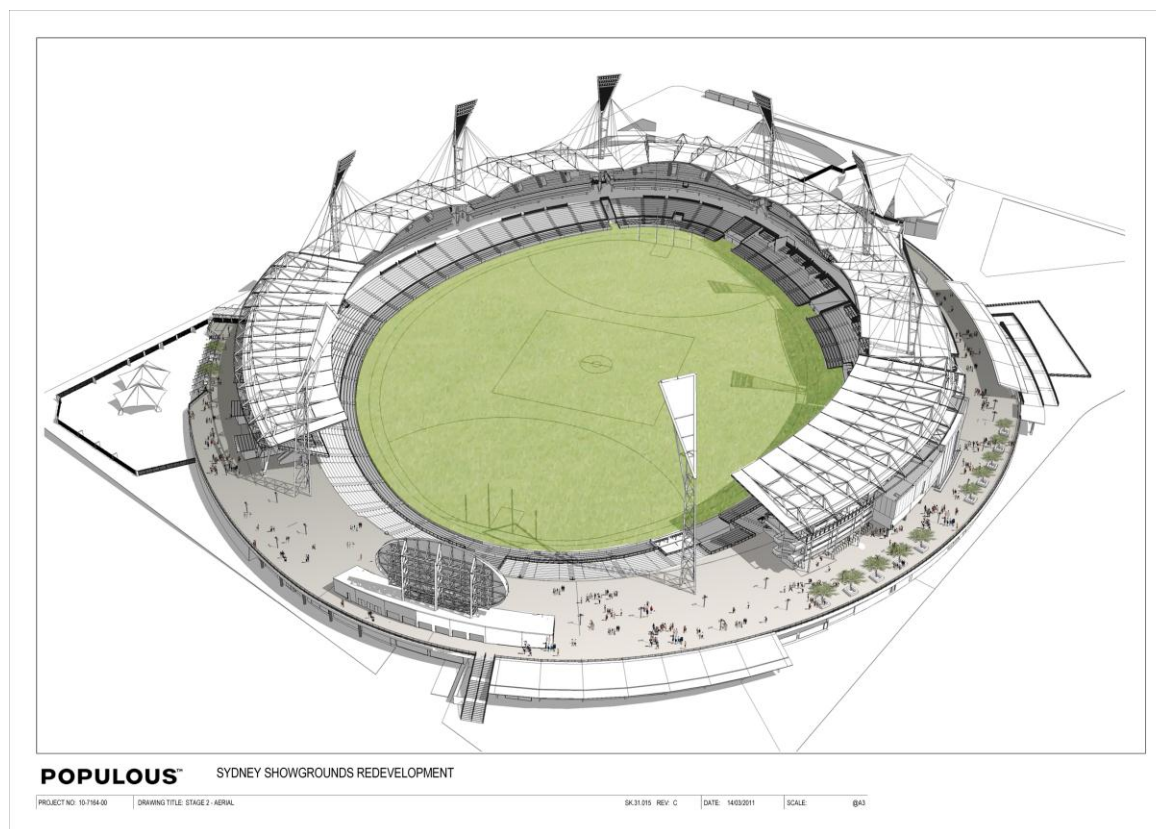


Illustration of revised Stage 1a

The submitted plans by Populous illustrate the proposed changes and **Appendix B** provides a graphic, simplified summary of more notable changes at each level as follows (the complete architectural package is attached as **Appendix C**):

TABLE 1 – SUMMARY OF NOTABLE CHANGES

LEVEL	CHANGES
Level 1	<p>Relocation of utility and back of house areas;</p> <p>Deletion of a previously proposed club lounge;</p> <p>Expansion of kitchen;</p> <p>Addition of OB Compound.</p>
Level 2	<p>Addition of entry portal for Gate A and Gate B;</p> <p>Rationalisation of bar areas;</p> <p>Consolidation of NW amenity and relocation of two previously proposed NW and NE amenity blocks next to F&B under the videoboard;</p> <p>Deletion of previously proposed hill seating area</p>
Level 3 and 4	<p>Deletion of the previously proposed NW upper tier grandstand</p> <p>Deletion of previously proposed two bays from the SE upper tier grandstand in</p> <p>Addition of fire stairs</p>
Roof Plan	Construction of roof over both new stands in Stage 1a
Elevations	<p>Amendment to reflect revised grandstands</p> <p>Redesign and relocation of previously approved light towers</p> <p>Removal of green wall from NW section of corporate stand and redesign of corresponding façade</p> <p>Redesign of Charlie Room link bridge and adjacent level 3 façade as unenclosed space without green wall element</p> <p>Amendment to reflect relocated amenity blocks and deleted hill seating</p> <p>Redesign of videoboard from a rectangular form to an oval form</p>

Other minor changes illustrated on the revised architectural plans entail:

- several internal areas that were previously to be refurbished will remain as existing;
- internal layout changes;
- addition of team interchange facilities adjacent to the field;
- additional control rooms and other utility type rooms;
- infill seating that were previously gaps between seats

Staging described in the EA is also revised due to new project funding commitments, such that the above works will be undertaken in one stage (Stage 1a). However, the Major Project will continue to include the full extent of the approved grandstands in Stage 2 should future funding allow. Further details are provided in Section 6.6.

To facilitate the proposed design changes, the Project Approval will require:

- Amendment to *Condition A1. Development Description* to reflect the revised plans and amendment to staging of works.
- Amendment to *Condition A2. Development in Accordance with Plans and Documents* to reflect the revised plans and reference to the additional specialist reports associated with this Section 75W application.

4.1 AMENDMENT TO CONDITION A1 DEVELOPMENT DESCRIPTION

The wording of Condition A1 entails rewording to clarify the proposed grandstands and grassed seating relevant to the associated stage. As such it is proposed to replace current text with the following (changes to text are bold for ease of reference):

Development approval is granted only to carrying out the development described in detail below:

- *Three new grandstands (**Stage 1a comprising two stands, namely the north-west stand and south-east stand; and Stage 2 comprising the third stand, namely the small north stand and extension to the south-east stand**)*
- *New on-grade lower tier seating*
- ***Grass seating in Stage 2***
- *New amenities, food and beverage facilities*
- *Two new lighting towers*
- *Retractable perimeter fencing*
- *Entry structures and egress gates*
- *New pitch access*
- *Internal refurbishment works*
- *New video board and PA system*
- *Erection of a green wall vegetated screen.*

4.2 AMENDMENT TO CONDITION A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS

The wording of Condition A2 will require reference to the modified plans; this letter and the accompanying reports. As such it is proposed to replace current text with the following (changes to text are bold for ease of reference):

*The development will be undertaken in accordance with MP No. 10_0148 and the Environmental Assessment dated October 2010, prepared by Urbis, except where amended by the Response to Submissions dated 14 December 2010, prepared by Urbis, **and the Section 75W letter dated 29 June 2011 by Urbis**, and the following drawings:*

ARCHITECTURAL DRAWINGS PREPARED BY POPULOUS				
Drawing No.	Revision	Name of Plan	Drawn By	Date
AS.03.101 to AS.03.105	D	Architectural Plans	Populous	May 11
AS.03.202 to AS.03.203	D	Architectural Plans	Populous	May 11
AS.03.211 to AS.03.213	D	Architectural Plans	Populous	May 11
AS.03.302	C	Architectural Plans	Populous	September 2010
AS.03.303	D	Architectural Plans	Populous	May 11
AS.03.311 to AS.03.313	D	Architectural Plans	Populous	May 11
AS.03.402	D	Architectural Plans	Populous	May 11
AS.03.403	C	Architectural Plans	Populous	September 2010
AS.03.411 to AS.03.413	D	Architectural Plans	Populous	May 11
AS.03.502 to AS.03.503	A	Architectural Plans	Populous	October 2010
AS.03.521 to AS.03.523	B	Architectural Plans	Populous	May 11
AS.10.005 to AS.10.006	B	Architectural Sections	Populous	May 11
AS.21.021 to AS.21.022	A	Architectural Drawings relating to fence layout	Populous	February 11
AS.21.024	B	Architectural Drawings relating to fence layout	Populous	April 11
AS.21.501 to AS.21.502	A	Architectural Drawings relating to Turnstiles	Populous	February 11
AS.21.503 to AS.21.504	B	Architectural Drawings relating to Turnstiles	Populous	January 11 and February 11

SK.03.074	A	Typical male and female amenity layout	Populous	May 11
SK.31.011	A	Typical perspective amenities	Populous	January 11
AS.09.105	3	Architectural Sections	Populous	December 10
AS.09.400	A	Architectural Sections	Populous	May 11
SK 31.003 and SK 31.004		Southern Stand	Populous	Undated
Stage 2 Drawings				
AS.03.221 to AS.03.223	D	Architectural Plans	Populous	May 11
AS.03.321 to AS.03.323	D	Architectural Plans	Populous	May 11
AS.03.421 to AS.03.423	D	Architectural Plans	Populous	May 11
AS.03.511 to AS.03.513	B	Architectural Plans	Populous	May 11
AS.10.001 and AS.10.002	B	Architectural Elevations	Populous	May 11

Except for:

- 1) any modifications which are 'Exempt and Complying Development' as identified in an Environmental Planning Instrument
- 2) as may be necessary for the purpose of compliance with the BCA and any Australian Standards incorporated in the BCA; and
- 3) otherwise provided by the conditions of this approval.

5 Statutory Context

5.1 SECTION 75W MODIFICATION OF PROJECT APPROVAL

On 3rd of March 2011, the Minister for Planning approved the Major Project application for the redevelopment of the Sydney Showground Main Arena as described in Section 2 of this letter.

Section 75W of the Environmental Planning and Assessment Act 1979 allows the proponent to request the Minister to modify approval for a project. For the purposes of assessing this 75W application we have considered the relevant issues raised in the Director General's Environmental Assessment Requirements (DGRs) dated 16 September 2010.

6 Environmental Assessment

The following environmental assessment addresses the relevant matters raised in the DGRs for the project application. The key potential environmental impacts relevant to the proposed design changes relate to wind and acoustic considerations. Supplemental assessment of the proposed design changes have been undertaken which confirm that no additional impacts to that generated by the approved scheme will occur and therefore no additional amelioration measures will be required. Refer to Sections 6.3 and 6.4 for further detail.

6.1 STATUTORY COMPLIANCE

The proposed modification to the design does not result in any changes to the proposals compliance with the:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy No.55 – Remediation of Land;
- State Environmental Planning Policy (Infrastructure) 2007; and
- Sydney Regional Environmental Plan – Sydney Harbour Catchment 2005.

In particular, the proposed modification relative to the above statutory instruments and the relevant provisions are as follows:

- The proposal does not represent an increase to the approved maximum patrons nor does it alter the approved traffic management arrangements in place and therefore the proposal does require referral to the RTA.
- There will be no change to the visual impacts of the development to that already assessed under the Major Project as the proposed stands and associated roof form are reduced and are not readily perceived from Homebush Bay and Haslams Creek. The proposed design of the freestanding light towers are varied marginally and will adopt a similar shape and design to the existing light poles, such that a cohesive visual presentation to the upper elements of the Showground Main Arena will be maintained.
- The proposed modifications have no effect in the environmental impacts assessed within the harbour catchment, with soil and water management measures to be adopted as per the approved development.

6.2 SYDNEY OLYMPIC PARK GUIDELINES

The proposed modification to the design does not result in any changes to the project's compliance with the:

- Sydney Olympic Park Master Plan 2030
- Sydney Olympic Park Access Guidelines 2008
- Sydney Olympic Park Major Event Impact Assessment Guidelines
- Sydney Olympic Park Guidelines for Outdoor Advertising, Identification and Promotional Signage

The key design changes have been approved by the Sydney Olympic Park Authority and DOPI as a process to satisfying Condition B1 of the Major Project Approval. Other design changes are rationalisation of minor elements which are included in the Section 75W scheme. These changes are minimal and do not affect the previous assessment of the project with respect to the above guidelines.

6.3 WIND IMPACT ANALYSIS

The modified design scheme was reassessed in terms of the likely wind impact upon the critical outdoor area within and around the redevelopment by Windtech Consultants Pty Ltd. The study confirms that the wind conditions within and around the amended redevelopment will remain suitable for the intended uses as follows:

- Wind conditions of the pedestrian accessible ground level areas around the site will remain similar to existing conditions due to presence of surrounding trees and shielding by surrounding buildings.
- Wind conditions for the seating areas within the existing grandstand around the south-western half of the arena are expected to be relatively unaffected by the revised scheme.
- All of the spectator areas are relatively well shielded from prevailing winds by the existing grandstand around the south-western end of the playing field, or from the roofs over the proposed upper-tier grand stand seating areas on the north-western and south-eastern sides of the ground.

In this regard, it is concluded that the modified scheme will not have any adverse wind impacts both within the facility and to the local surrounding area. Refer to **Appendix D** for further details.

6.4 ACOUSTIC AND NOISE IMPACTS

The modified design scheme was reassessed in terms of the likely acoustic impact by Wilkinson Murray upon the residences within and external to Sydney Olympic Park areas.

The facility's concert, Easter Show and sporting operations were reassessed on the basis of the modified design scheme and it is concluded that:

- in comparison to the original noise level predictions, *there will be no change to the predicted noise levels for most residences and that any predicted increase in noise to any residence will be less than 0.5dbA, which is an insignificant change.*
- *These changes will not result in any residences being newly-exposed to noise levels above the relevant noise criteria.*

In this regard, it is concluded that the impacts of the modified scheme will be similar as the original scheme and that no additional acoustic mitigating measures beyond that recommended for the original scheme will be required. Refer to **Appendix E** for further details.

6.5 URBAN DESIGN, BUILT FORM AND VISUAL IMPACTS

The SOPA approved design scheme arising from Condition B1 represents a similar design to the approved scheme but with generally reduced length/extent to the seating stands and their associated roof forms in Stage 1a. The key design changes have been approved by the Sydney Olympic Park Authority and DOPI as a process to satisfying Condition B1 of the Major Project Approval.

The revised design scheme maintains an appropriate urban design and built form response to the Sydney Olympic park surrounds with no change to the visual impacts of the development to that already assessed under the Major Project. In summary, it is assessed that:

- The amended design represents an appropriate addition in keeping with the architecturally distinctive venue design of the Showground Main Arena and maintains the visual compatibility between all built forms within the Sydney Showground precinct.
- The new built form continues to acknowledge and act in synergy with the existing stands and their architectural language and maintain the architectural identity of the existing RAS Showgrounds.

- The reduced extent of the roof form in Stage 1a maintains the compatibility of the approved roof form to the existing roof form. The proposed reduced stands and associated roof form are reduced and are not readily perceived from Homebush Bay and Haslams Creek. The proposed design of the freestanding light towers are varied marginally and will adopt a similar shape and design to the existing light poles, such that a cohesive visual presentation to the upper elements of the Showground Main Arena will be maintained.
- The proposed modification entails rationalisation of small scale amenities blocks and bar / food service areas and the like, that sit underneath the stands. The elevational treatments will continue to consist of a pallet of materials similar to that of the existing stands and the Showground precinct as a whole; whilst at the pedestrian interface the scale will continue to be broken down by the use of brickwork, elements of glazing and timber to soften parts of the elevation and to maintain the 'agricultural soul' of the Sydney Showground Main Arena.

6.6 STAGING

Early works have recently commenced on site following the 2011 Royal Easter Show. These early works entail demolition, excavation, deconstruction of lighting towers, site set up and services deconstruction as part of the separate approved Part 4 Development Application (DA).

The previous staging outlined in the Major Project comprised of Stage 1 / Stage 1a and Stage 2 is dependent upon project funding outcomes. In light of new funding commitments, it is proposed to construct all redevelopment works as Stage 1a, such that the previous temporary stands in Stage 1 are no longer required and all stands will now be constructed in its final form using a combination concrete and steel structure.

If future funding allows, Stage 2 works will entail completion of the full extent of the grandstands, that is the North Stand and the remainder of the South-eastern stand as approved in the Major Project. Updated Stage 2 drawings are also submitted with the package that reflects the full extent of the approved grandstands incorporating the miscellaneous changes at Levels 1 and 2 to be carried out in Stage 1a. Stage 2 will also entail further rationalisation of some amenity areas to accommodate the full extent of the grandstands such as relocation of toilet blocks and shifting of light towers.

A revised summary of the program and key milestones are as follows:

- | | |
|---------------------------------------|-------------------------|
| ▪ 2011 Royal Easter Show | April 2011 (Completed) |
| ▪ Site establishment | May 2011 (Commenced) |
| ▪ Commencement on site | May 2011 (Commenced) |
| ▪ Early Work Commencement | May 2011 (Commenced) |
| ▪ Work Commencement | June 2011 (Commenced) |
| ▪ Construction Work | June 2011 to April 2012 |
| ▪ Commissioning complete and handover | March to May 2012 |
| ▪ 2012 Royal Easter Show | April 2012 |
| ▪ 1 st 2012 AFL Game | May 2012 |

6.7 OTHER CONSIDERATIONS

The amended design entails less additional structure to the approved scheme and therefore there will be no adverse impacts relating to sunlight access to its surrounds.

The location of the revised freestanding light poles are within the locational zones illustrated within the floodlighting design report submitted with the original scheme and further lighting documentation to demonstrate compliance with the relevant standards and guidelines may be provided at a later stage as outlined in the Statement of Commitments associated with the Major Project.

7 Summary and Conclusion

The proposed modification is considered to be acceptable as the proposed design changes are minimal elements to the overall approved scheme and have been largely accepted by SOPA and the DOPI in meeting Condition B1 and are therefore able to be determined under the Section 75W provisions of the EP& A Act.

- The proposed changes will not materially affect the overall visual appearance of the approved scheme. The main changes that affect the external appearance of the Sydney Showground are primarily limited to the reduced extent of the new seating stands for Stage 1a, the associated roof forms and the scoreboard which will maintain an appropriately designed addition to the existing structure.
- A number of changes are required following further rationalisation of the layout of spaces and facilities. These changes are mostly confined to within the internal areas of the Sydney Showground and will not be visible from the public areas of Sydney Olympic Park; and
- The proposed changes are not associated with additional environmental impacts to that already assessed under the Major Project original scheme.

The scheme will therefore continue to provide an optimum balance between providing upgraded showground facilities, as well as respecting the site's setting within Sydney Olympic Park setting.

Based on the above, we recommend the approval of the requested modifications.

Yours sincerely,



Audrey Chee
Senior Consultant