

# DEPARTMENT OF PLANNING & INFRASTRUCTURE

*Development Assessment and Systems Performance*

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## **SUBJECT: MODIFICATION TO THE PROJECT APPROVAL FOR THE REDEVELOPMENT OF SYDNEY SHOWGROUND MAIN ARENA AT SYDNEY OLYMPIC PARK (MP10 0145 MOD 1)**

### **PURPOSE**

To determine a modification request for design changes to the redevelopment of the Sydney Showground Main Arena at Sydney Olympic Park.

### **BACKGROUND**

On 15 March 2011, the Deputy Director-General, Development Assessment and Systems Performance, under the former delegation from the Minister for Planning approved the Major Project application for the redevelopment of the Sydney Showground Main Arena at Sydney Olympic Park.

The Main Arena comprises a grass oval and a mixture of stadium and grassed bank seating. The 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 project approval comprises reconfiguration of the oval and provision of additional stadium seating, lighting, media and hospitality facilities in order to host a wider range of sporting and cultural events 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.

In response to concerns raised by Sydney Olympic Park Authority (SOPA) regarding the level of detail in the original plans and the design of some of the elements of the proposal, the department included a condition in the project approval that required that further detailed design information be provided to the Sydney Olympic Park Authority (SOPA) and the Director-General for approval. Whilst these further design details and plans have been endorsed, these plans resulted in design changes in Stage 1a to the length/extent of the seating areas and therefore the proponent seeks approval to amend the conditions to reflect the design changes.

### **PROPOSED MODIFICATION**

The proponent seeks to amend Conditions A1 and A2 to change the project description to reflect the modified development and to outline the grandstand seating provisions within each of the stages. As a result of further developing the design and

responding to Condition B1, the proponent amended the scope of the works primarily in relation to Stage 1a. Revised plans were endorsed by SOPA on the 12 April 2011 and the Director, Metropolitan and Regional Projects North, as delegated for the Director-General, on 24 May 2011 in response to Condition B1 which required the following:

**B1. Detailed Design Information**

*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 design of perimeter fencing,*
- e) *Public domain and landscape plans, and*
- f) *Toilet blocks.*

The plans subject to this application are generally consistent with those that were endorsed for Condition B1 and include the changes as described below which essentially seek to replace a set of Stage 1 plans and a set of Stage 1a and Stage 2 plans with two sets of plans, one for Stage 1a and one for Stage 2.

**Level 1**

- Reconfiguration of the layout of the management areas, change rooms and service rooms.
- Deletion of some of the refurbishment works, field club lounge, access stairs to the field and Kidzone.
- Addition of OB compound.
- Reconfigured interchange benches and a reduction in temporary seating areas minor modifications to entry areas.
- Modification to fencing locations and design.

**Level 2**

- Deletion, relocation, reconfiguration of food, bar, amenity and merchandise areas.
- Deletion of hill seating area.
- Relocation of the light towers.

**Level 3**

- Redesign of the link bridge to north-west stand.
- Deletion of north-west upper tier seating areas and two bays of seating in south-east upper tier grandstand.
- Additional stairs to corporate stand.

**Level 4**

- Additional telecommunications room
- Deletion of a tier of seating to the north-west stand, two bays from the south-east upper tier grandstand and north-west upper tier grandstand
- Reconfiguration of corporate areas including additional stairs and additional seating.

**Level 5**

- Additional roof over south-east upper tier seating.



The proposed modifications include reconfiguration of amenities and relocation of light towers in Stage 2.

### **MODIFICATION OF THE MINISTER'S APPROVAL**

In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects. Approved projects are transitional Part 3A projects.

Section 75W(2) of the Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks to amend conditions A1 and A2 the modification will require the Minister's approval.

### **CONSULTATION**

In accordance with section 75X of the EP&A Act and clause 8G of the EP&A Regulation, the modification request was made available on the Department's website. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The request was also referred to SOPA, whose comments are summarised below.

### **SOPA Submission**

SOPA provided the following comments:

- SOPA are generally supportive of the design changes
- clarification required regarding whether the reduction in the length of the extent of the seating only relates to Stage 1a as details of the scope of works for Stage 2 have not been provided
- design changes may affect the operability of the existing building including restricting access and should be verified
- clarification required regarding the total number of seats delivered in Stage 1a
- details regarding the amenities provisions to be provided and confirmation that they have not been reduced as a result of consolidating the facilities
- the relocated new lighting towers should be at an equivalent height to existing towers and it should be demonstrated that they would not interfere with Stage 2 works
- the increased depth of the north-west stand and potential impacts on circulation should be clarified
- further details required regarding the operation of the temporary food court area, including demonstrating that it would not adversely impact pedestrian circulation.

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

The proponent provided a response to these issues on 30 August 2011, summarised as follows:

- confirmed that the changes only relate to Stage 1a and Stage 2 plans remain unchanged
- the design would not impede access and will comply with relevant BCA standards

- clarified the total number of seats for Stage 1a and Stage 2, with minor increase to the maximum capacity after Stage 2 (for the 'Sporting Mode') of seven spectators (total 25,007 persons)
- clarified that due to the removal of the northern upper tier seating and two bays from the south-east upper tier for Stage 1a, the public toilet requirements are reduced, however, the amenities will be provided in accordance with Football Stadia Development Committee (FSDC) – 1993, which are more onerous than the BCA requirements
- the new lighting towers are required to be taller to ensure a matching headframe to the existing lighting towers can be installed and meet the functional requirements of adequate luminosity for sporting matches
- the extent of the increase to the north west was shown incorrectly on the plans and has since been rectified
- provided further details regarding the use of the temporary food court area.

In a further letter to the Department dated 20 September 2011 in response to the proponent's August submission, SOPA identified that lighting masts should be consistent with the height of the existing masts, which the proponent has since indicated can be achieved. Revised plans have subsequently been submitted on 27 September 2011 to demonstrate that the light masts will match the existing light masts in terms of shape and height.

SOPA also identified operational requirements for the temporary food and beverage zone including protecting the turf areas and retaining walls, removing temporary structures and reinstating the public domain after football matches. SOPA has since indicated that these requirements are not necessary as these issues would not impact on SOPA's operations.

#### **DELEGATED AUTHORITY**

The Minister has delegated his functions to determine Part 3A applications to the Department where:

- the council has not made an objection, and
- there are less than 10 public submissions objecting to the proposal, and
- a political disclosure statement has not been made in relation to the application.

There has been no submissions received from the public objecting to the proposal and council has not made an objection to the proposal. There has also been no political disclosure statement made for this application or for any previous related applications, and no disclosures made by any persons who have lodged an objection to this application.

Accordingly the application is able to be determined by the Director, Metropolitan and Regional Projects North under delegation.

#### **KEY ISSUES**

The changes to the grandstand and seating arrangements would not result in any adverse built form impacts, as the amended design respects the design of the original grandstand elements and the form is generally consistent with that originally proposed, with the reduction to the extent of the works in some areas in Stage 1a.



In terms of height and scale, the proposed changes would have no additional impacts as they are consistent with the height of the existing features, including the light masts, or a reduced scale. Minor additions are proposed but these will be internal and generally not perceptible from the public domain. The modification to the design of the scoreboard is a noticeable change externally, however, is considered acceptable given the redesign is compatible with the intended future use of the venue for AFL football matches.

The revisions to the plans provide further detail than the original application. Whilst SOPA initially raised concern over circulation and the design of the amenities, the proponent has indicated that the design of the stadium will comply with the requirements of the BCA and where SOPA identified concerns with egress and access due to modified layout of the northern stands, the proponent has provided plans which demonstrate that fire egress paths can be provided without impediment.

The proposal does seek to alter the capacity of the venue for Stage 1a due to the reduction in seating areas. The only capacity requirements in the approval are upper limits and Stage 1a would still comply with these requirements as follows:

- Showground Mode: A maximum capacity of 22,200 persons
- Sporting Mode: A maximum capacity of 25,000 persons
- Concert Mode: A maximum capacity of 30,021 persons.

The amendments would however support an increased capacity of seven spectators upon completion of Stage 2 given the reconfiguration of some of the seating elements during the 'Sporting Mode', up to a maximum 25,007 persons. The department considers the additional seven spectators would have a negligible impact and Condition A8 should be amended accordingly.

As the modifications seek to reduce the extent of the grandstand areas, this could result in additional wind and noise impacts due to reduction in the protection from the grandstand areas. The proponent provided a revised wind impact assessment and acoustic assessment. The wind impact assessment concluded that the wind impacts would be relatively unaffected by the modifications as existing grandstand areas and roofing would provide sufficient shelter. The acoustic assessment concluded that the modification would not result in any additional residential receivers being impacted, and those currently affected would generally experience the same levels or a minor increase by less than 0.5dbA, which is an insignificant change. The department is satisfied that the modification would therefore result in negligible additional wind and noise impacts.

## RECOMMENDATION

It is recommended that the Director, Metropolitan and Regional Projects North:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (Tag A).

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