



MN/AC  
4 April 2017

Ms Carolyn McNally  
Secretary  
Department of Planning and Environment  
210 Pitt Street  
SYDNEY 2000

Attention: Peter McManus - Specialist Planning Officer

Dear Ms McNally

**WESTERN SYDNEY STADIUM (SSD 16\_7534)  
SECTION 96(2) MODIFICATION APPLICATION RESPONSE TO SUBMISSIONS**

The Section 96(2) Modification application to the Western Sydney Stadium Stage 1 concept proposal and demolition SSDA was publicly exhibited between 9 February and 22 February 2017.

In total, seven agency submissions were received. Three submissions were received from community groups. The majority of the submissions provided comments on the scheme, and recommended conditions. Neither Parramatta City Council nor any of the agencies have objected to the proposal. The three public submissions all objected to the proposal however raised issues surrounding the retention of the Parramatta Aquatic Centre and the existing stadium that are not components of the proposed modification.

This letter and its attachments set out the proponent's response to the submissions and additional information requested by the Department of Planning and Environment (DP&E) in the email dated 10 March 2017, as well as other agencies. The nature of the comments raised in the responses has not warranted any changes to the proposed modification however amendments to the supporting documents are provided attached to this letter and include:

- Aboriginal Archaeological Assessment prepared by Comber Consultants (**Attachment A**);
- Historical Archaeological Statement and Assessment prepared by Casey and Lowe (**Attachment B**);
- Response to Submissions Table prepared by JBA (**Attachment C**);
- Revised Remedial Action Plan prepared by Senversa (**Attachment D**);
- Revised Civil drawings prepared by Aurecon (**Attachment E**);
- Response to NSW EPA Submission prepared by Senversa (**Attachment F**);
- Response to Office of Environment and Heritage comments prepared by AMBS Ecology and Heritage (**Attachment G**); and
- Response to NSW EPA Submission prepared by Acoustic Logic (**Attachment H**).

**1.0 DEPARTMENT'S MATTERS TO BE ADDRESSED**

A response to each of the matters to be addressed is provided below.

**Balance of Cut and Fill**

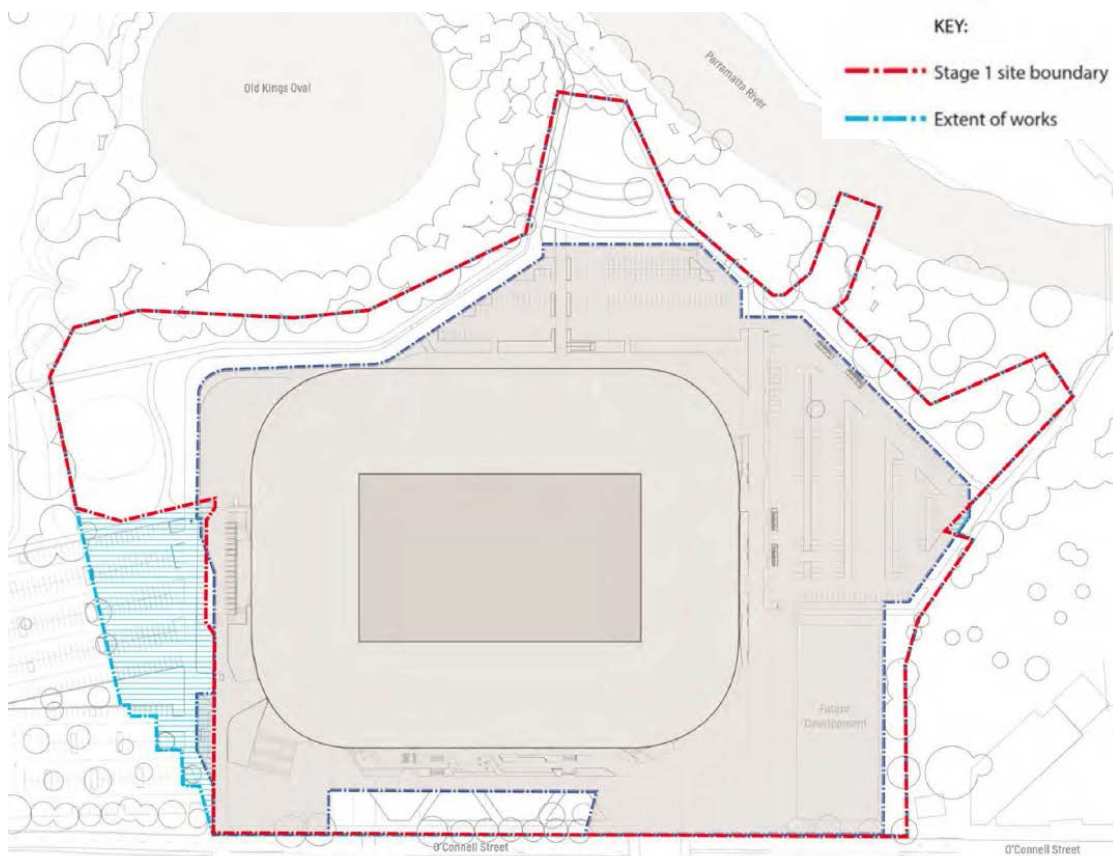
It was requested by DPE that further clarity is provided around the balance of cut and fill levels across the site. In this regard, we confirm that the balance of cut and fill on the site proposed under the modification will be zero, all soil excavated will remain on the site and no soil will be transported to the site.

### Traffic Movements

DPE has requested clarification around the number of truck movements attributed to the bulk excavation works. In this regard, it is confirmed that no trucks transporting soil will be required to leave the site as all soil associated with the remediation/earthworks will be retained on the site. Notwithstanding this, some trucks will be required to access the site to deliver items such as machinery, fuel, road base and other items associated with the remediation/earthworks activities on the site. It is expected that these activities associated with the early works will generate up to 20 truck movements to the site per day. These truck movements will generally occur prior to the piling and foundation works and as such won't result in cumulative traffic impacts. The truck movements associated with the earthworks are approximately half of those already approved as part of the demolition works (45 light vehicle and four heavy vehicle movements) and as such are not expected to result in any increase in traffic impacts associated with the early works.

## 2.0 PROPOSED AMENDMENTS TO THE APPLICATION

It is proposed to make minor amendments to the modification application to expand the extent of remediation/earthworks to align with the amended site boundary proposed under the S96(1A) modification application (SSD 7534 MOD 2). MOD 2 seeks to, amongst other things, make minor amendments to the Stage 1 site boundary. The amendments to the site boundary are illustrated in **Figure 1** below and seek to include part of the commuter car park to the south of the stadium and a small portion of the car park to the north of the stadium. The modification to the site boundary is sought to accommodate the resurfacing of the southern commuter car park to better integrate with the Stage 2 development and realign the northern boundary to accommodate the car park proposed under the Stage 2 SSDA.



**Figure 1 – MOD 2 proposed site boundary (extent of works boundary)**  
Source: Populous

The approval of MOD 2 is imminent and as such will precede the determination of MOD 1. While the expanded site boundary doesn't include any additional allotments, it does include land that has not been subject to remediation/earthworks as originally proposed under MOD 1. As such it is proposed to amend the extent of remediation/earthworks in MOD 1 to include the land subject to the expanded site boundary. As outlined in MOD 2, the amendments to the site boundary are minor and are sought to better accommodate car parking. In this regard, the expansion of the remediation/earthworks into this portion of the site is considered a minor amendment to the modification application. No piling or foundation works are proposed in the expanded site boundary.

## 2.1 Heritage

The Stage 2 SSDA Historical and Aboriginal Archaeological Heritage assessments have been prepared (**Attachment A and B**) to consider the potential impacts on archaeological heritage resulting from earthworks in the expanded site area. The Assessments consider that the existing management and mitigation measures as well as the consent conditions that apply to the existing earthworks sought under MOD 1 are sufficient for the additional land.

## 2.2 Tree Removal

The remediation/earthworks in the southern car park will require the removal of approximately 15 trees. The removal of the trees will not result in any adverse heritage impacts as outlined in **Attachment B** and will be supplemented by the planting of new trees in accordance with a cohesive and well-designed landscape plan under the Stage 2 DA.

## 3.0 RESPONSE TO SUBMISSIONS

A detailed response to each of the items raised in the submissions is provided at **Attachment C**.

## 4.0 CONCLUSION

The proponent and project team have considered all submissions made in relation to the public exhibition of the modification as well as items raised by DPE in their assessment. A considered and detailed response to all submissions has been provided within this letter and the accompanying documentation.

We trust that the responses provided above will enable the Department to finalise their assessment of the modification. Given the environmental planning merits (and the ability to suitably manage and mitigate any potential impacts) and the minor nature of the amendments proposed it is requested that the DPE approve the application.

Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or [mnorman@jbaurban.com](mailto:mnorman@jbaurban.com)



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