

Modification of Development Consent

Section 96 (1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director

Social and Other Infrastructure Assessments

Sydney

10/04

2017

SCHEDULE 1

Development Consent: SSD 7534

For the Following:

Concept Proposal including:

- Western Sydney Stadium and future development building envelopes;
- stadium capacity of up to 30,000 patrons;
- a maximum total GFA of 80,000 sqm comprised of:
 - a maximum of 60,000 sqm stadium GFA; and
 - a maximum of 20,000 sqm future development GFA, within the northern corner of the site.
- land uses across the site including stadium and ancillary uses and ancillary/complementary uses within the future development building envelope;
- a maximum of 500 surface car parking spaces;
- vehicular and pedestrian entry/exit points, ring road and pedestrian circulation zone;
- Design Guidelines to guide future development and the public domain; and
- public domain works including urban parks, plazas, landscaping, function zone, public domain improvements and associated works;

Stage 1 demolition works including:

- site establishment works;
- staged decommissioning and demolition of the existing Parramatta Stadium and Parramatta Swimming Centre pool and related structures and hard and soft landscaping; and
- waste management and site works to return all areas to ground level.

Applicant: Venues NSW

Consent Authority: Minister for Planning

The Land:

Western Sydney Stadium
11-13 O'Connell Street, Parramatta (Lots 951-959 and 961-962 and 964 in DP 42643 and Crown Land Lot 80-3000 (part))

Modification:

SSD 7534 MOD 2: the modification includes:

- correct the development site description to reference the omitted Lot 964 in DP 42643; and
- amend the southern development site boundary to include an area of the southern commuter car park.

SCHEDULE 2

The consent is modified as follows:

- Schedule 1 'Land' is amended by the insertion of the **bold and underlined** numbers and deletion of the ~~struck-out~~ numbers as follows:

Land: Western Sydney Stadium
11-13 O'Connell Street, Parramatta (Lots 951-959 and
961-~~963~~ **964** DP 42643 and Crown Land Lot 80-3000
(part))

- Schedule 2, Part A – Terms of Consent, Condition A1 Development Description is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

- Consent is granted to the 'Concept Proposal' as described in Schedule 1 and the EIS, as amended by: ~~the RtS and the conditions contained in this development consent.~~

- the RtS and the conditions contained in this development consent; and**
- Section 96(1A) Modification Application (SSD 7534 MOD 2) to SSD 7534.**

- Schedule 2, Part A – Terms of Consent, Condition A4 Development in Accordance with Plans and Documents is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

- The Applicant shall carry out the project in accordance with the conditions of consent and generally in accordance with the:

- EIS, as amended by the RtS; ~~and~~
- Section 96(1A) Modification Application (SSD 7534 MOD 2) to SSD 7534, prepared by JBA Planning dated 8 March 2017 for the Western Sydney Stadium; and**
- the following drawings, except for:
 - any modifications which are Exempt or Complying Development; and
 - otherwise provided by the conditions of this consent.

Architectural (or Design) Drawings prepared by CHROFI, DesignInc and Fiona Yeates Consulting Pty Ltd		
Dwg. No.	Name of Plan	Date
DA 05	STRUCTURE PLAN	23/09/16
DA 06	CONCEPT PLAN	23/09/16
DA 07	CONCEPT SECTIONS	23/09/16
DA 08	CONCEPT ELEVATIONS	23/09/16
DA 11	CONCEPT LANDSCAPE PLAN	23/09/16
DA 12	CONCEPT LANDSCAPE PLANS – SECTIONS	23/09/16
DA 13	PRECINCT PLAN – URBAN PLAZA	23/09/16
DA 14	PRECINCT PLAN – URBAN PARK	23/09/16
DA 15	PRECINCT PLAN – CORPORATE TERRANCE & VIP ENTRY TERRACE	23/09/16
DA 16	EXISTING TREE PLAN	23/09/16
<u>WSS-L-MP-1-102</u> <u>0 00-A</u>	<u>Proposed Site Boundary</u>	<u>Undated</u>

4. Schedule 3, Part A – Terms of Consent, Condition A1 Development Description is amended by the insertion of the **bold and underlined** words/numbers and deletion of ~~struck-out~~ words/numbers as follows:

Development in Accordance with Plans and Documents

- A1. Consent is granted to site enabling works as described in Schedule 1 and the EIS, as amended by: ~~the RtS and the conditions contained in this development consent.~~
- a) **the RtS and the conditions contained in this development consent; and**
 - b) **Section 96(1A) Modification Application (SSD 7534 MOD 2) to SSD 7534.**

End of modification to SSD 7534 MOD 2