



Western Sydney Stadium (Stage 2 Design & Construction)

*State Significant
Development
Modification
Assessment
(SSD 8175 MOD 3)*

December 2019

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Glossary

Abbreviation	Definition
AHD	Australian Height Datum
BCA	Building Code of Australia
CIV	Capital Investment Value
Consent	Development Consent
Council	City of Parramatta
Department	Department of Planning, Industry and Environment
EESG	NSW Environment, Energy and Science Group
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection Licence
ESD	Ecologically Sustainable Development
FRNSW	Fire and Rescue NSW
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
RtS	Response to Submissions
SEARs	Secretary's Environmental Assessment Requirements
Secretary	Secretary of the Department of Planning, Industry and Environment
SEPP	State Environmental Planning Policy
SRD SEPP	<i>State Environmental Planning Policy (State and Regional Development) 2011</i>
SSD	State Significant Development
TfNSW	Transport for NSW
WSS	Western Sydney Stadium



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1. Introduction

This report is an assessment of an application seeking to modify the State significant development (SSD) consent SSD 8175 for the detailed design, construction and operation of the Western Sydney Stadium (WSS) and associated public domain and landscaping at 11-13 O'Connell Street, Parramatta, in the City of Parramatta local government area (LGA).

The application has been lodged by CW Strategic Planning on behalf of Venues New South Wales (the Applicant) pursuant to section 4.55(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It seeks approval for: a temporary increase in major sporting events during the redevelopment of Sydney Football Stadium and Stadium Australia from 49 to 80 events per year; a permanent increase in annual major sporting events from 49 to 65; an increase in the number of concerts permitted each year from three to five; and an increase in function spaces, hours and patrons.

1.1 Background

The WSS project is located at the north-western end of Parramatta CBD, adjacent to the Parramatta River and at the site of the former Parramatta Stadium and former Parramatta and District War Memorial Swimming Pool.

The WSS project involves the establishment of a new sporting, entertainment and urban renewal precinct and is forms part of a broader revitalisation of Parramatta. The stadium, as completed, has been built to an international standard and will be the third largest sporting venue in Sydney by capacity, with the ability to host large high-profile sporting and entertainment events.

1.2 Site Description

The site is located at 11-13 O'Connell Street, Parramatta and is legally described as Lots 951-959 and 961-964 DP 42643 and (part) Crown Land Lot 80-3000.

The site is bound by O'Connell Street to the east, its only street frontage (approximately 330 metres (m) in length), the existing four to five storey Parramatta Leagues Club to the north, Old Kings Oval immediately to the west and Parramatta River beyond that. The site is depicted in **Figure 1**.



Figure 1 | Site context map (Base Source: Nearmap)

1.3 Approval History

On 31 August 2017, the Executive Director, Priority Projects Assessments, granted consent to the SSD application (SSD 8175) for the detailed design, construction and operation of Western Sydney Stadium, comprising:

- construction of a 30,000 seat stadium and playing pitch, providing:
 - 27,000 general administration seats.
 - 3,000 corporate box seats, ancillary function centre and associated kitchen facilities.
 - general admission viewing areas, food and beverage outlets, amenities and associated facilities.
 - player and coaching facilities, media and press conference rooms, security and stadium manager's facilities.
- general stadium operations, including major sporting events and music concerts.
- the independent use of the Western Sydney Stadium function centre for functions and events.
- stadium lighting, signage zones, including a curved digital display entry sign, and ancillary stadium elements.
- construction of a new signalized O'Connell Street and southern vehicle access point, closure of the existing vehicle access point at the O'Connell Street and Victoria Road intersection and construction of a new vehicle access point from O'Connell Street.
- construction of an internal ring-road and provision of a maximum of 500 car parking spaces.

- construction of the public domain, including public plazas, entertainment areas and pedestrian access and footpath upgrades.
- associated landscaping, tree removal and infrastructure works.
- reconfiguration and resurfacing of the northern sections of Parramatta Park Trust southern car park.

Construction of the development is now complete and the WSS is currently operational.

The development consent has been modified on two occasions (see **Table 1**)

Table 1 | Summary of Modifications

Mod No.	Summary of Modifications	Approval Authority	Type	Approval Date
MOD 1	Amendments to reflect the correct timing requirement for the submission of the Biodiversity Operational Management Plan.	Department	4.55(1A)	28 February 2019
MOD 2	Amendments to remove the Emergency Response and Evacuation Plan (EREP) from the Event Management Plan.	Department	4.55(1A)	17 April 2019



2. Proposed Modification

The modification application (MOD 3) seeks approval for a temporary increase in major sporting events during the redevelopment of Sydney Football Stadium and Stadium Australia from 49 to 80 events per year; a permanent increase in annual major sporting events from 49 to 65; an increase in the number of concerts permitted each year, from three to five; and an increase in function spaces, hours and patrons.

The modification seeks to alter condition A4 to facilitate the increase in major sporting events, both temporarily and permanently and condition D1 to facilitate the increase in functions spaces, event times and patron numbers.

Condition A4 currently reads (in part) as follows:

A4 – Event Frequency

The operation of Western Sydney Stadium allowed by this approval is limited to the following major events (per annum) and operational hours as follows:

a) Event type:

- i. 49 major sporting events, including but not limited to National Rugby League games, Australian Rugby Union games, and A-League and W-League soccer games and/or international soccer games;*
- ii. 3 music concerts.*

Condition D1 of the consent requires the Applicant prepare and implement an Operational Management Plan for the use of the WSS. Part b) of this condition stipulates the following:

b) operational and management arrangements for the independent use of the Western Sydney Stadium three function centre spaces, subject to the following limitations:

- i. restricted to internal function space only;*
- ii. restricted to a maximum of 700 patrons across the function spaces;*
- iii. Sunday to Thursday 9am to 10pm and Friday / Saturday 12 noon to midnight.*

The Applicant considers that the modification would be substantially the same development as approved and considers that the operational management plans as approved (where applicable) and implemented, will be sufficient to continue to manage events at the site.



3. Strategic Context

The development, as modified, will continue to be consistent with:

- the priorities in the Greater Sydney Commission's A Metropolis of Three Cities - the Greater Sydney Region Plan and the Central City District Plan, as it would contribute to the growing of a stronger and more competitive Greater Parramatta.
- Future Transport Strategy 2056 as it would provide improved sporting facilities in a highly accessible location.



4. Statutory Context

4.1 Scope of Modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved;
- is substantially the same development as originally approved; and
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(2) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(2) of the EP&A Act rather than requiring a new development application to be lodged.

4.2 Consent Authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 11 October 2017, the Director, Social and Infrastructure Assessments may determine the application as:

- the relevant local council has not made an objection.
- a political disclosure statement has not been made.
- there are no public submissions by way of objection.

4.3 Objects under the Act

The Minister or delegate must consider the objects of the EP&A Act when making decisions under the Act. The Department is satisfied the proposed modification is consistent with the objects of the EP&A Act.



5. Engagement

5.1 Department's Engagement

In accordance with clause 10 of Schedule 1 to the EP&A Act and clause 118 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation), the Department exhibited the application from 17 October 2019 to 30 October 2019:

- on the Department's website.
- at the offices of the Department.
- at Parramatta City Council's main office.
- at the Parramatta City Council Library.

The modification application was advertised in the Sydney Morning Herald, Daily Telegraph and Parramatta Advertiser on 16 October 2019. Previous submitters were notified of the modification application and invited to make a submission. The modification application was also referred to:

- Parramatta City Council.
- Transport for NSW/Roads and Maritime Services.
- NSW Environment Protection Authority.
- Heritage NSW.
- Fire and Rescue NSW.
- NSW Environment, Energy and Science.
- NSW Health.
- Infrastructure NSW.
- NSW Police.
- NSW Education.
- Sydney Water.

5.2 Summary of Submissions

The Department received a total of nine submissions, comprising eight submissions from public authorities and Council and one submission from the general public. A summary of issues raised in submissions is provided in **Sections 5.3** and **5.4**.

Table 2 | Summary of Council and Government Agency Submissions

Council/Government Agency	Issues Raised
Council	Council raised no concerns with the modification application, subject to ongoing compliance with the management plans applicable to the operation of the site.

TfNSW/RMS	<p>TfNSW/RMS provided a joint submission that highlighted the upcoming construction of the Parramatta Light Rail in 2020. During the period of construction, Church Street would be closed to all traffic and as such, O'Connell Street would remain the main north-south access through Parramatta for all buses and vehicles.</p> <p>Noting that O'Connell Street is closed to traffic for events over approximately 14,000, TfNSW/RMS requested that a Traffic and Transport Management Plan be prepared to detail the scheduling of events and subsequent anticipated road closures and assess the impact that this would have on the road network.</p>
NSW EPA	<p>NSW EPA were generally supportive of the increase in sporting events based on the data provided. Notwithstanding, the lack of data from concerts (noting that one had not yet been held) was lacking.</p> <p>Noting the current noise limit for concerts (being an LA(max) limit), the NSW EPA recommended monitoring both LA(max) and LAeq(5min) for future concerts and showing the relationship between the two measures and how best to utilise the information in ongoing noise compliance. Additionally, the NSW EPA recommended the Applicant identify improvements that may be made to general noise monitoring and management at the site and detail strategies for managing community expectations and impacts from concerts.</p>
Heritage NSW	<p>Heritage NSW noted that no physical works were proposed as part of the modification application and as such, physical impacts upon heritage assets were unlikely. The submission raised the potential impacts of the increased use of the WSS upon surrounding heritage assets and the broader cultural landscape of Parramatta (State Heritage Listed Parramatta Park and Old Government House and the buffer zone for Government House and the Domain component of World Heritage listed Australian Convict Sites). Heritage NSW recommended ongoing monitoring of traffic, parking, amenity, short-term infrastructure, pedestrian flows) and suggested promotion of heritage values of Parramatta to the visitors of the WSS to encourage exploration of surrounding cultural heritage offerings.</p>
NSW Fire and Rescue	<p>NSW Fire and Rescue raised no concerns with the modification application indicating that the proposed changes would not impact upon fire or life safety aspects of the development.</p>
EESG	<p>The EESG considered the information provided in relation to the potential impacts of the proposed increase in utilization of the stadium upon the adjacent Grey-headed Flying Fox population. In reviewing the biodiversity assessment provided, EESG concluded the modifications would be unlikely to impact upon biodiversity values.</p>
NSW Health	<p>NSW Health raised on concerns with the modification application.</p>
NSW Police	<p>NSW Police raised no specific objection to the proposed increase in sporting events and concerts. With regard to the increase in function activities, NSW Police requested that the function operations adhere to a plan of management that is prepared in consultation with NSW Police. NSW Police also requested that a review be undertaken after a refurbished Stadium Australia commences operations, to determine if WSS is to continue operating with a maximum of 64 sporting events as opposed to the originally approved 49 events.</p>

One member of the public provided a submission on the proposed modification indicating their support for the greater utilisation of the WSS (as is proposed).

5.3 Key Issues

None of the government agencies objected to the modification application, and the key issues raised by agencies have been addressed through the provision of additional information, or through the Department's assessment and recommended conditions of consent. Key issues identified through the submissions and by the Department were the management of noise at the WSS, specifically in relation to concerts and traffic with the impending closure Church Street and the increase usage of O'Connell Street by buses and private vehicles.

5.4 Response to Submissions

Following the exhibition of the modification application, the Department placed copies of all submissions received on its website and requested the Applicant provide a response to the issues raised in submissions.

On 9 December 2019, the Applicant provided a Response to Submissions (RtS) on the issues raised during the exhibition of the modification.

The RtS provided additional justification on both the temporary and permanent increases in events, as well as justification for the requested increase in concerts. Additionally, the RtS provided a revised innovative approach to noise monitoring at the WSS, particularly for concerts. The Applicant has also requested an amendment to the sound testing condition, seeking to undertake sounds checks and rehearsals either the day of a concert, or the day prior to a concert to ensure adequate time is available to make any adjustments to the staging of these concert events to achieve compliance with noise limits within and around the WSS.

In providing additional context with regards to the potential traffic conflicts associated with any temporary closures of O'Connell Street, the Applicant provided additional detail on the ongoing consultation with the TfNSW Sydney Coordination Office in relation to the Parramatta Light Rail. The Applicant committed to revising the approved Traffic and Pedestrian Management Plan to ensure details of the ongoing consultation required during the construction of the Parramatta Light Rail are incorporated.

The RtS was made publicly available on the Department's website. No additional submissions were received from public authorities or the public.

In response to the NSW Police submission (received on 17 December 2019), the Applicant provided a supplementary response committing to the submission of a revised Operational Management Plan (OMP) (required by condition D1), in consultation with NSW Police. The revised OMP will also address notification protocols with NSW Police regarding upcoming functions.



6. Assessment

In assessing the merits of the proposal, the Department has considered:

- the modification application and associated documents.
- the environmental assessment and conditions of approval for the original project and subsequent modifications.
- submissions received from agencies and members of the community.
- relevant environmental planning instruments, policies and guidelines.
- the requirements of the EP&A Act.

The Department considers the key issues associated with the application to be noise and traffic. Both of these issues are discussed in **Sections 6.1** and **6.2**, respectively. Other issues were taken into consideration in the assessment of the modification application and are discussed in **Section 6.3**.

6.1 Noise

The modification application provided an assessment of the noise monitoring data collected from major events held at the WSS to date. Thirty-one major sporting events have been held at the venue across various sporting codes, in addition to 83 functions. Noise monitoring reported no exceedances in noise limits and noise from sporting events was mostly inaudible at sensitive receivers. Additionally, no noise related complaints had been received by the WSS during major events.

Sporting events

The Applicant's modification application seeks an increase in the number of sporting events held at the WSS during the NSW Stadia Redevelopment Program, which includes a redevelopment of both the Sydney Football Stadium (Moore Park) and Stadium Australia (Homebush). During the redevelopment of these venues, WSS will remain as the only large-scale stadium within NSW.

The Applicant has requested a temporary increase in major sporting events from 49 to 80 during the redevelopment of the stadia and a permanent increase in sporting events after this time (from 49 to 65).

Comments received from the NSW EPA were supportive of the increase in sporting events based on the data provided. The Department supports the views of the EPA and based on the noise compliance to date and lack of complaints received, considers that the increase in major sporting events at the WSS is unlikely to have a noise impact upon sensitive receivers. As such, the Department recommends modification to the consent to reflect both the temporary and permanent increases in major sporting events.

Concerns

The Applicant seeks to permanently increase the number of concerts held at the WSS from three to five per year. At the time of seeking the modification, no concerts had been held at the WSS and as such, all anticipated noise propagation indicators have been from modelling only.

The Department and EPA raised concerns in relation to the request for the concert increase as no major concert event had yet been held at the site to confirm anticipated sound levels at sensitive receivers. The EPA also encouraged a revised noise monitoring approach as existing conditions are based on L_{Amax} noise levels, instantaneous noise levels that can be easily influenced by extraneous sources. The EPA encouraged investigation into an $L_{Aeq(5min)}$ noise limit.

In response to these comments, the Applicant provided a more robust approach to noise management that would result in the venue operators monitoring $L_{A(5min)}$ noise levels and providing operators with the ability to instantaneously modify sound levels from concerts to ensure compliance with noise limits and to minimise disturbance to surrounding receivers. The proposed approach includes installation of a real time monitoring system within the WSS infrastructure that instantaneously provides data to the sound mixing desk at the front of house. Providing a real time feed of noise levels to the front of house provides for prompt adjustment to sound power levels from a concert. This approach aligns with the noise monitoring regime proposed for the Sydney Football Stadium by Infrastructure NSW, supported by both the Department and EESG.

Additionally, the Applicant requested the ability to undertake sound tests and rehearsals either the day of the event or the day prior to an event to ensure that adequate time is available to make any necessary adjustments.

The Department supports the revised noise management approach at the WSS, however notes that this would not be installed prior to the first concert being held at the venue, scheduled for 24 January 2020. The Department considers the existing conditions and the requirements of the approved Operational Noise Management Plan (ONMP) would address noise limits and noise management from this event. Notwithstanding, the intent of the original condition was to provide certainty of noise limits and management for three concerts annually.

The increase in concerts has the potential to increase noise disturbance to surrounding sensitive receivers. To ensure negligible changes to the impacts of an increase in concerts to the surrounding sensitive receivers, the Department considers that the Applicant must provide a revised ONMP prior to the first instance of holding a fourth concert within a 12-month period at the WSS (i.e. the first 'additional' concert sought as part of this modification application). This revised ONMP must detail the technical specifications of the proposed noise system installed and how the performance of the system will be calibrated and validated. This system performance testing must also include detail of both $L_{A(max)}$ and $L_{Aeq(5min)}$ noise levels to ensure the most practicable units are utilised by the WSS. Additionally, the Department requires that a detailed protocol for notification of adjoining sensitive receivers (particularly the nearby school and church) be included that provides details of upcoming concerts at least five days prior to the event and includes contact information for any feedback or complaints to be made.

Furthermore, the Department requires that a chain of responsibility be presented within the revised ONMP specific for concert noise management to ensure that responsible persons are aware of the responsibilities and contact details are available to members of the public and agencies.

Sound Checks and Rehearsals

As part of the RtS, the Applicant requested a modification to the conditions relating to sound checks and rehearsals for major events. The consent specifies that sound checks can be undertaken on the day of a major event between the hours of 10am to 7pm on non-school days and from 3:30pm to 7pm on school days. The Applicant has requested an amendment to the consent to allow sound checks and rehearsals to be undertaken either the day of a major event or the day prior to a major event. The Applicant has requested this modification, particularly for concerts, to enable appropriate checks to be undertaken to ensure staging can be modified to provide an enjoyable patron experience within the WSS whilst complying with noise limits.

The Department considers that providing the ability of major events to undertake sound checks and rehearsals the day prior to the event or the day of the major event would not alter the impact as assessed. Accordingly, the Department supports the Applicant's request, which would result in no change to the duration of the noise impacts resulting from sound checks and rehearsals and no change to the permitted hours for sound checks.

Noise impacts

The Department considers that the modifications to major events at the WSS would be unlikely to result in an additional impact and with the altered noise monitoring approach, considers that sound levels from these events, particularly concerts, would be better managed. As such, the Department supports the increase in major events. Additionally, the Department considers the modification to sound checks and rehearsals to have a negligible change to the impacts assessed and approved as part of the original application.

6.2 Traffic and access

The WSS is approximately 1.4km from the Parramatta Transport Interchange and Parramatta CBD. Vehicle access to the site is provided from two locations on O'Connell Street, including the existing signalised intersection with O'Connell Street/Victoria Road and the vehicle access point south of the WSS that services the Trust's southern car park (see **Figure 1**). The WSS is generally well serviced by public transport, with two bus routes, including a free Parramatta Shuttle Bus, passing outside the site on O'Connell Street. Another 12 bus routes are located within the immediate vicinity (predominantly on Church Street) and the Parramatta Ferry Wharf is approximately 900m from the WSS site. Existing pedestrian access to the WSS is primarily via O'Connell Street, Victoria Road and the existing river foreshore shared path connecting Marsden Street and O'Connell Street.

Events held to date have had minor but well managed impacts upon surrounding traffic. To date, the Applicant has demonstrated that for a half-capacity event (less than 14,000) scenario, the peak vehicle arrivals and departures have not impacted upon intersection performance. During events of greater than 14,000 patrons, peak vehicle arrival and departures are having an impact on the

operational performance of the O’Connell Street/Victoria Road intersection. Impacts are increased at the conclusion of events as O’Connell Street is closed for 20 to 30 minutes to provide safe egress from the venue. Agencies including TfNSW and NSW Police work with the Applicant to minimise these impacts where possible

In increasing the number of events at WSS both on a temporary and permanent basis, there is potential for an increasing need for short-term closures of O’Connell Street to facilitate the safe departure of patrons from the venue.

In its submission on the modification application, RMS/TfNSW highlighted the upcoming construction works for the Parramatta Light Rail that includes the closure of Church Street, Parramatta (see **Figure 2**). The closure of Church Street will result in O’Connell Street being the predominant north-south route through Parramatta, with buses and general traffic diverted to O’Connell Street during the road closure.

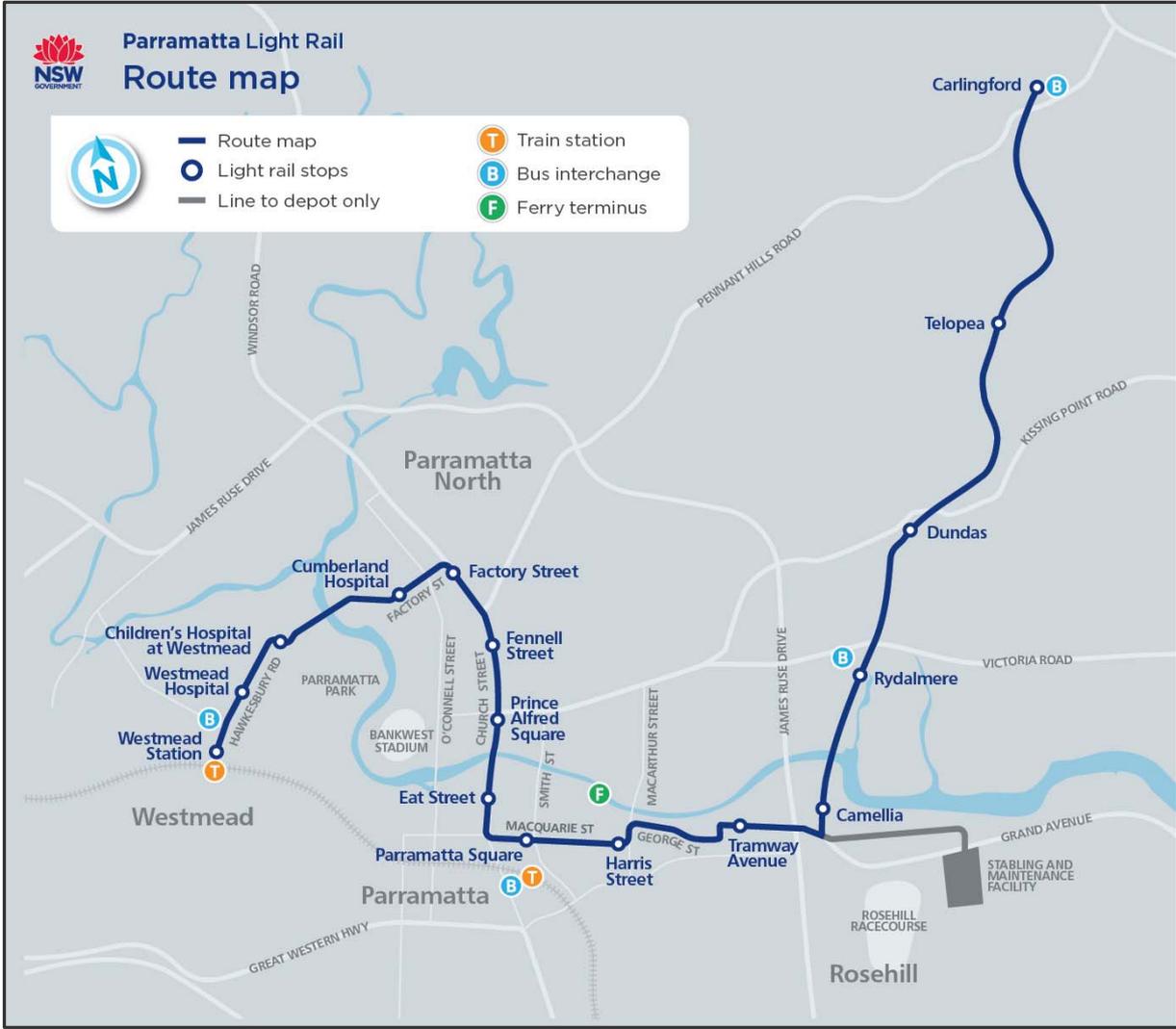


Figure 2 | Parramatta Light Rail route (Source: TfNSW)

In the RtS, the Applicant has highlighted the ongoing communication and engagement with authorities prior to events, particularly for those major events of greater than 14,000 patrons. Regarding the

closure of O’Connell Street at the conclusion of an events, the decision to do so typically occurs on the day of the event in consultation with relevant authorities (TfNSW and NSW Police). The specific times and management measures in place are evolving in consultation with relevant authorities based on lessons learnt from each closure.

The RtS was provided to TfNSW/RMS for review. TfNSW/RMS noted the Applicant’s response to their comments on the modification application and supported the Applicant’s approach of revising the existing Traffic and Pedestrian Management Plan. Notwithstanding, specific requirements of the revised plan were stipulated by TfNSW.

The Department supports the ongoing engagement of the Applicant with relevant authorities in relation to patron, public and traffic management, prior to and following, events. With the proposed increase in events at the WSS, the Department recommends the Applicant review traffic flows and the variable message sign management approach to ensure that both traffic and pedestrians are aware of any changes to road closures. As part of the revised ONMP (see **Section 6.1**), the Applicant is required to consult with adjoining sensitive receivers, particularly the school and church, and the Department envisages that this will result in collaborative scheduling where possible.

The Department is satisfied that with the existing conditions of consent in addition to those recommended above, the traffic impacts of an increase in major events at the WSS would be acceptable.

6.3 Other Issues

The Department’s consideration of other issues is provided at **Table 3**.

Table 3 | Summary of other issues raised

Issue	Findings	Recommended Condition
Increase in functions	<ul style="list-style-type: none"> • There have been 83 functions held at the WSS to date. • To date, no complaints have been received in relation to the functions held on non-major event days. • The Applicant has requested an increase in patrons at functions from 700 to 2,514 based on the available areas and infrastructure within the WSS. The Applicant is also seeking a change to the operational hours of functions to 7 am to midnight, seven days a week. • No objections were raised by agencies in relation to the increase in functions, however, NSW Police requested that the function operations adhere to a plan of management that is prepared in consultation with NSW Police. • The Department considers that the increase in patrons at functions would 	<p>Require the Applicant to restrict functions to 7am to midnight seven days a week and restrict patron numbers across the function spaces (Cumberland Lounge, Field Club, Directors Club, Open Suites and Open Terraces) to 2,514 at any one time.</p>

have a negligible impact upon the infrastructure surrounding the WSS.

- Additionally, data presented within the Applicant's modification application indicates that the major events held to date have complied with requisite conditions of consent, particularly in relation to noise impacts upon sensitive receivers.
- The Department concludes that an increase in patrons at functions at the WSS would provide for better utilization of the WSS on non-event days and would have a negligible impact upon the surrounding sensitive receivers or infrastructure.
- As the infrastructure surrounding the WSS is considered sufficient for events at the WSS, the Department considers that functions would have a negligible impact upon surrounding infrastructure and supports the Applicant's request to change the operational hours of functions.
- The Applicant has also committed to updating the existing OMP to address the increase in function events and capacity. As per condition D2, the revised plan will be prepared in consultation with NSW Police.

Heritage

- The WSS adjoins the following heritage assets:
 - Old Government House and the Government Domain (OGHGD) (World Heritage significance, as one of 11 Australian Convict Sites, and National significance) / Parramatta Park and Old Government House (Item No.00596) (State significance).
 - Norma Parker Correctional Centre (Item No.00811) (State significance).
 - Roseneath College (Item No.00042) (State significance).
 - Kings School Group (former) (Item No.00771) (State significance).
 - Marsden Rehabilitation Centre Group (Item No.00771/00826) (State significance).
 - Covenant of Our Lady of Mercy and associated buildings (Item No.550) (Local significance).
- Whilst there is no construction proposed as part of the modification request and

No changes to conditions of consent are recommended.

subsequently no direct impacts upon these assets, there is potential for indirect impacts as a result of the increase in patronage at the WSS as a result of both the temporary and permanent increases in major events.

- The Heritage Council noted the potential indirect impacts and recommended ongoing monitoring of traffic, parking, amenity and short-term infrastructure. Additionally, the Heritage Council suggested promotion of the listed heritage values of Parramatta to the visitors of the WSS.
- The Department supports the position of the Heritage Council with regards to ongoing monitoring of traffic, parking, amenity and short-term infrastructure.
- With the ongoing implementation of the management plans required within the consent, including operational traffic, noise and event, the Department considers that both the temporary and permanent event increase will continue to be appropriately monitored.
- In relation to the promotion of heritage values of Parramatta, the Department notes that this is a matter outside the scope of the modification application and suggests an ongoing dialogue between the Heritage Council and WSS.

Biodiversity	<ul style="list-style-type: none"> • A permanent grey-headed flying fox (GHFF) camp (a threatened species listed as 'Vulnerable' in New South Wales under the <i>Environment Protection and Biodiversity Conservation Act 1999</i>) is located to the north west of the site on the eastern and western banks of Parramatta River. • The WSS development provides for a 50 metre buffer around the colony. • The streamlined assessment module of the under Section 7.17 of the NSW <i>Biodiversity Conservation Act 2016</i> (BC Act), a Biodiversity Development Assessment Report (BDAR) is required to assess potential impacts of the proposed modifications upon biodiversity values. In accordance with the Biodiversity Assessment Method (BAM) (OEH 2017) the streamlined assessment module (small area development that requires consent) was applied, on the basis that there would be no direct impacts upon the GHFF colony, however there would be potential for some indirect impacts from an increase 	No changes to conditions of consent are recommended.
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in events at the site.

- In the review undertaken by EESG of the biodiversity assessment, it was concluded the modifications would be unlikely to impact upon biodiversity values.
- The Department considers that the direct impacts upon the GHFF colony adjacent to the WSS would continue to be monitored and managed by the implementation of the Operational Biodiversity Management Plan as required within the consent.
- With regards to the potential impact of an increase in noise upon the GHFF, the Department considers that the innovative noise monitoring and management approach proposed by the Applicant (as discussed within **Section 6.1**) would provide for instantaneous noise level adjustments that would result in enhanced responses to any noise impacts upon the GHFF colony.



7. Evaluation

The Department has reviewed the EIS, RtS and supplementary information and assessed the merits of the proposal, taking into consideration advice from the public authorities, including Council. Issues raised in the public submissions have been considered and all environmental issues associated with the modification application have been thoroughly addressed. Conditions are recommended to satisfactorily address any outstanding issues.

As a result of the redevelopment of Stadium Australia and the Sydney Football Stadium, two significant large-scale stadiums within NSW, the Department recognises the need for an increase in events at the WSS to compensate for the temporary shortfall. To date, the WSS has been well attended by patrons and has resulted in minimal impact to the surrounding community. The measures proposed by the Applicant to address any potential concerns regarding noise from the increase in major events as well as the inconvenience of the cumulative traffic impacts associated with the construction of the Parramatta Light Rail construction are supported by the Department. Additionally, the Department supports the increase in utilisation of the WSS on non-event days for functions.

The Department concludes the impacts of both the temporary and permanent increase in major events and functions are acceptable and generally, can be appropriately mitigated through the implementation of the recommended conditions of consent in conjunction with the existing conditions of consent. Consequently, the Department considers the development is in the public interest and should be approved subject to conditions.



8. Recommendation

It is recommended that the Director, Social and Infrastructure Assessments, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD 8175 MOD 3 falls within the scope of section 4.55(2) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to grant approval to the application.
- **modify** the consent SSD 8175.
- **signs** the attached approval of the modification.

Recommended by:

Rebecca Sommer

Principal Planning Officer

Social and Infrastructure Assessments

Recommended by:

David Gibson

Team Leader

Social Infrastructure



9. Determination

The recommendation is **Adopted by:**

17/12/2019

Karen Harragon

Director

Social and Infrastructure Assessments



Appendices

Appendix A – Statement of Environmental Effects/ Environmental Assessment

<https://www.planningportal.nsw.gov.au/major-projects/project/25421>

Appendix B – Submissions

<https://www.planningportal.nsw.gov.au/major-projects/project/25421>

Appendix C – Submissions Report

<https://www.planningportal.nsw.gov.au/major-projects/project/25421>

Appendix D – Community views for Draft Notice of Decision

Issue	Consideration
Increased use of the WSS <ul style="list-style-type: none">Supportive of the increase use of the venue	<ul style="list-style-type: none">The Department considered the positive impacts of the increased use of the WSS, particularly for functions on non-event days. <p><i>Recommended Conditions/Response</i></p> <ul style="list-style-type: none">Provide consent for an increase in function times from 7am to midnight seven days a week and an increase in patron numbers across the function spaces (Cumberland Lounge, Field Club, Directors Club, Open Suites and Open Terraces) to 2,514 at any one time.

Appendix E – Notice of Modification

Appendix F – Consolidated Consent