
Compliance with the Approved Concept Proposal

Ethos Urban

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Appendix L Compliance with Approved Concept Proposal

On 6 December 2018, development consent was granted to a Concept Proposal (Stage 1 DA) for the redevelopment of the stadium and detailed site preparation works (SSD 18_9249). This SSD DA permitted the completion of demolition works on the site and established the planning and development framework through which to assess this subsequent Stage 2 application.

Under Section 4.24 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), whilst a Concept Development Application (DA) remains in-force, any further detailed application in respect to the site cannot be inconsistent with the consent for the Concept Proposal.

Section 1 of this assessment details the conditions of consent applying to the Concept Proposal, and **Section 2** details the mitigation measures. The assessment demonstrates that the proposed development is not inconsistent with the terms of the approved Concept Proposal.

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1.0 Concept Proposal conditions of consent

Condition No.	Condition	Comment
Part B – Conditions to be satisfied prior to the lodgement of future development applications		
B1	Prior to the lodgement of future Development Application(s) related to this consent the Applicant must seek Planning Secretary's Environmental Assessment Requirements (SEARs).	A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was sought on 10 January 2019. The SEARs were issued on 10 April 2019.
B2	The Community Consultative Committee (CCC), required by Schedule 3 condition B9, must be operative and functional prior to the lodgement of the future development application for the detailed design and operation of the stadium on the Site.	The CCC was established in January 2019 and held its first meeting on 7 February 2019.
B3	Prior to lodgement of the future development application, the Applicant will undertake a 'design alternatives' competitive process in accordance with clause 4.1 of City of Sydney Competitive Design Policy (City of Sydney, 2013) and the approach outlined in the <i>SFS Design Excellence Strategy</i> provided as Appendix D of the EIS.	The design alternatives competitive process has been completed in accordance with the process detailed in the Stage 1 Design Excellence Strategy. This is detailed in the Competitive Design Alternatives Report prepared by INSW and appended to the EIS at Appendix E
B4	Prior to the lodgement of the future development application a Competitive Design Alternatives Report must be prepared, as described by the SFS Design Excellence Strategy at Appendix D of the EIS including the following: a) each of the design alternatives considered; b) an assessment of the design merits of each alternative; c) the rationale for the choice of preferred design and clearly demonstrate how this best exhibits design excellence in accordance with the provisions of Clause 6.21(4) of the Sydney Local Environmental Plan 2012 and the approved <i>SFS Design Excellence Strategy</i> at Appendix D of the EIS; d) demonstrate how this design and the overall site layout is consistent with the <i>Sydney Football Stadium Urban Design Guidelines</i> ; and e) a copy of the brief issued to the architectural firms.	The Competitive Design Alternatives Report addressed each of the points in this condition is provided at Appendix E of the EIS.
B5	The Competitive Design Alternatives Report must be signed by the members of the assessment panel responsible for selecting the winning design through the Competitive Design Process.	The Competitive Design Alternatives Report has been signed by the members of the assessment panel. Refer to Appendix E of the EIS.

Condition No.	Condition	Comment
B6	<p>Prior to the lodgement of the future application, the Competitive Design Alternatives Report must:</p> <p>a) be presented to the CCC;</p> <p>b) be submitted to the Planning Secretary for endorsement at least six weeks prior to lodgement of the development application, unless otherwise agreed by the Planning Secretary; and</p> <p>c) include evidence of any feedback provided by the CCC as a result of the presentation.</p>	<ul style="list-style-type: none"> The Competitive Design Alternatives Report was presented to the CCC on 10 April 2019. The report was submitted to the Planning Secretary on 21 May 2019. Feedback from the CCC is included as part of the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH.
B7	<p>Prior to the lodgement of the future development application the designer of the winning scheme (as chosen via the 'competitive design process') is to be appointed as the Design Architect to:</p> <p>a) prepare a Development Application for the preferred design; and</p> <p>b) prepare the design drawings for the contract documentation.</p> <p><i>Note: The winning architect may work in association with other architectural practices but is to retain a leadership role over design decisions.</i></p>	<p>COX Architecture in partnership with Aspect Studios were selected as the designers of the winning scheme and appointed as the Design Architects. They were subsequently engaged to develop the architectural and landscape plans for this DA (refer to Appendix B and C of the EIS), and will be retained to prepare the design drawings for the final contract documentation for construction works on the site.</p>
B8	<p>Prior to the lodgement of the future development application, a Design Integrity Assessment Panel (DIAP) must be established. The members of the DIAP must comprise of the members of the assessment panel responsible for selecting the winning design through the Competitive Design Process.</p>	<p>The DIAP has been established and comprises members of the assessment panel (refer to the Design Integrity Assessment at Appendix F of the EIS).</p>
B9	<p>Any reports endorsed by the DIAP, prior to the lodgement of a future development application, must be presented to the CCC and be referenced in any minutes.</p>	<p>The DIAP has endorsed the Design Integrity Assessment, as required by Condition C2, and the response to the design excellence provisions contained in Condition C1. This was presented to the CCC on 28 May 2019. Feedback from the CCC is included as part of the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH.</p>

Condition No.	Condition	Comment
B10	<p>Prior to lodgement of the future development application, a comprehensive review of a pedestrian connections between the site and the adjoining lands on the eastern and south eastern boundary of the site, must be undertaken, to assess the suitability of such a connection having regard to:</p> <ul style="list-style-type: none"> a) safety of pedestrian movements between the site and the adjoining lands; b) consideration of the positive and negative impacts of the increased permeability between the residential developments on the eastern side and the public use of the stadium; and c) resultant environmental amenity impacts on the adjoining or nearby residents on the eastern side in terms of noise, privacy and crime prevention / anti-social behaviour. <p>This review must be undertaken in consultation with the CCC, the owners / occupiers of businesses and residents (where relevant) within the identified adjoining land, the Council and be made available on the Applicant's website.</p>	<p>An assessment of potential future connections to the adjoining lands on the eastern and south eastern sides of the stadium has been addressed in the Urban Design Report prepared by SJB and included at Appendix G of the EIS.</p> <p>This document was presented to the CCC on 10 April 2019, Council on 16 April 2019, and businesses and residents at the consultation sessions on 11 May, 14 May and 16 May 2019. The final report was made available on the INSW website prior to the lodgement of the Stage 2 DA.</p>
B11	<p>Prior to the lodgement of the future development application, any proposed alternative noise management framework and quantitative noise impact assessment related to the future operation of the proposed stadium must be prepared in consultation with EPA and the Department.</p>	<p>The Department (and EPA) confirmed acceptance of the alternative noise management framework on 16 April 2019, which informed the alternative noise management framework and quantitative noise assessment detailed in the Noise and Vibration Impact Assessment prepared by Arup and included at Appendix X of the EIS. Evidence of consultation with the EPA and Department can be found in the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH.</p>
B12	<p>Prior to the lodgement of the future development application for detailed design and operation of the stadium, a comprehensive review of the Moore Park Masterplan 2040 must be undertaken to identify:</p> <ul style="list-style-type: none"> a) specific principles, moves, opportunities and strategies within the plan which can be supported either directly or indirectly by the development; and b) how the development on the site can contribute positively towards and support the principles, moves, opportunities and strategies within the Masterplan. 	<p>A review of the Masterplan has been undertaken by SJB, identifying opportunities for the SFS redevelopment to support a range of objectives, priorities and strategies outlined within <i>Moore Park Master Plan 2040</i>. It will positively contribute to the Masterplan within the bounds of the site, recognising that the extension of these works into Centennial and Moore Park and Fox Studios and the Entertainment Quarter, under separate ownership, cannot be delivered by this project. Refer to Appendix G of the EIS.</p>
B13	<p>This review required by Schedule 2 condition B12 must be undertaken in consultation with Centennial Parklands and Moore Park Trust and the CCC.</p>	<p>The review was presented to the CPMPT on 3 April 2019 and the CCC on 10 April 2019, and feedback received has been integrated into the final report. Evidence of consultation with the CPMPT and feedback from the CCC can be found in the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH.</p>
B14	<p>Details of the evidence of consultation and the feedback must be included in the review in Schedule 2 condition B12. The report in relation to the review must be made available on the Applicant's website.</p>	<p>Evidence of consultation and feedback from the CPMPT, CCC, and general public can be found in the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH. The report was made available on the project website prior to the lodgement of the Stage 2 DA.</p>

Condition No.	Condition	Comment
B15	Prior to the lodgement of the future development application, Sydney Water must be consulted to determine the location of the stormwater assets and in the preparation of the stormwater plans and flood reports, plans for relocating Sydney Water assets and the protection of relevant assets.	<ul style="list-style-type: none"> • A Section 73 Application (anticipated requirements) was submitted to Sydney Water on 4 March 2019. Sydney Water are currently reviewing the development requirements prior to the issue of the Notice of Requirements. • A Stormwater Adjustment Application was also submitted to Sydney Water on the 15 January 2019. • Discussions with Sydney Water will continue under these processes.
B16	Prior to the lodgement of the future development application relevant traffic impact assessment reports for construction and operational stages, pedestrian management, bicycle network and parking impacts, and relevant design solutions must be prepared in consultation with the Sydney Coordination Office, Transport Management Centre and Sydney Light Rail team within TfNSW, the Council and Roads and Maritime Services and be presented to the CCC.	<p>A comprehensive Transport Assessment has been prepared by Arup (Appendix H of the EIS) identifying and assessing each of these issues, which has been developed in consultation with:</p> <ul style="list-style-type: none"> • Sydney Coordination Office at meetings on 11 January, 7 February, and 21 March 2019. • Transport Management Centre at meetings on 11 January, 7 February, and 21 March 2019. • Sydney Light Rail declined to attend the meetings held with the SCO, RMS, and TMC but issued comments to Arup via TfNSW following an internal review by the TMC, RMS and Sydney Light Rail Team. • Council at meetings with City of Sydney on 16 April 2019, Waverly on 17 April 2019, and Randwick on 1 May 2019. • RMS at meetings on 11 January, 7 February, and 21 March 2019. • CCC at the meeting of 8 May 2019. <p>Consultation is detailed further in the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH of the EIS.</p>

Condition No.	Condition	Comment
Part C – Conditions to be satisfied in future Development Applications		
C1	<p>The future development application must demonstrate design excellence having regard to the following matters:</p> <ul style="list-style-type: none"> a) a high standard of architectural design, materials and detailing appropriate to the building type and location; b) the form and external appearance of the proposed development to improve the quality and amenity of the public domain; c) how the proposed development addresses the following matters: <ul style="list-style-type: none"> i) any heritage and archaeological issues and streetscape constraints or opportunities; ii) an increased appreciation and integration of heritage values of the site into the design and operation of the development; iii) the bulk, massing and modulation of buildings within the approved envelope including street frontage heights; iv) environmental impacts such as acoustic privacy, solar access to adjoining buildings and public spaces, noise, wind impacts on surrounding areas and reflectivity; v) the achievement of the principles of ecologically sustainable development; vi) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network; vii) the impact on, and any proposed improvements to, the public domain; viii) achieving appropriate interfaces at ground level between the building and the public domain; ix) innovation in design and delivery; x) future proofing the development so that it can adapt to foreseeable changes in events, patronage, transport, access etc; and xi) excellence and integration of landscape design 	<p>The architectural and landscape design achieves design excellence with regard to each of the matters in this condition. This is detailed in the Competitive Design Alternatives Report at Appendix E of the EIS, and has been certified by the DIAP as evidenced in the Design Integrity Assessment at Appendix F of the EIS.</p>
C2	<p>The future development application must be supported by a Design Integrity Assessment (DIA) to inform whether the proposal is equivalent to or is an improvement upon the design excellence qualities of the winning competition scheme. The DIA must be prepared, and the DIA report signed by the members of DIAP required by Schedule 2, condition B8.</p>	<p>The DIA has been prepared and endorsed by the DIAP (refer to Appendix F of the EIS).</p>
C3	<p>Details of the presentation of the DIA report to CCC, as required by Schedule 2 condition B9, and feedback as a result of the presentation, must be submitted as part of the future development application.</p>	<p>The DIA was presented to the CCC on 27 May 2019, and the feedback received is detailed in the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH of the EIS.</p>

Condition No.	Condition	Comment
C4	The future development application must include artist's perspectives and photomontages.	Photomontages and figures of the development are provided in the EIS and reports accompanying the EIS.
C5	The building envelope of the stadium proposed in the future development application must be consistent with the approved plans listed in Schedule 2, condition A2.	The proposed detailed stadium considered in this Stage 2 DA is contained wholly within the approved building envelope, as detailed in the plans and report prepared by COX Architecture at Appendix B .
C6	The building envelope of the stadium proposed as part of the future development application is restricted to a maximum height of RL 85m Australian Height Datum (AHD) and a maximum depth of RL 39.3m AHD.	The proposed stadium is compliant with the maximum building height and maximum building depth, as detailed in the plans and report prepared by COX Architecture at Appendix B .
C7	The future development application must include details addressing the following strategies (but not be limited to) outlined in Section 8.4 of the Sydney Football Stadium Urban Design Guidelines in relation to: a) the public activities and associated design elements within the four 'open spaces' Driver Avenue Terraces, Moore Park Road Plaza, Oatley Road Place and Sydney Live Plaza; b) separation of commercial activities integrated within the stadium structure and the identified public spaces Moore Park Road Plaza and Oatley Road Place so that these areas can be predominantly used for public purposes; c) scheduling of public facing commercial activities on the event days so that such activities do not have detrimental impacts on the amenity of the surrounding residents.	a) The gathering spaces provided around the stadium will be open to the public during events and outside of events, with opportunities for passive and active recreation, and socialising, as detailed in the Landscape and Public Domain Statement prepared by Aspect Studios (Appendix C). b) No commercial activities will impact on public access or the nature of the gathering spaces fronting Moore Park Road; being Fig Tree Place and Busby's Corner. A merchandise store and café are integrated into the stadium structure in the north western corner of the site, and do not exclude access to the gathering spaces. These minor activities have been designed to complement the use of the gathering spaces. c) These tenancies are minor and integrated into the design of the stadium and are primarily to service surrounding staff and visitors, and will not act as a standalone destination. They will be subject to separate and future applications confirming the intended operation, including relevant tenants, capacity and operational hours.
C8	The future development application must be supported by landscape plans including (but not limited to) the following requirements: a) a tree removal plan identifying the exact number of trees that are likely to be lost as a result of the development; b) a planting schedule which demonstrates that the lost tree canopy will be replaced by new trees at a ratio of 1(tree lost):1.5 (trees replaced); c) 95% of the new or replaced vegetation is to be Australian native species from the relevant native vegetation community; and d) native vegetation must pre-dominantly consist of suitable foraging species for Grey-Headed Flying Fox.	Aspect Studios has prepared landscape plans, included at Appendix C of the EIS. a) The plans include a tree removal plan detailing those trees approved for removal as part of Stage 1, those trees proposed for removal as part of Stage 2, and those trees to be protected on site. b) The proposal will replace trees at a greater replacement ratio than 1.5:1. c) This condition is the subject of the concurrent MOD 3 to the approved Concept Proposal. The modification seeks to amend this requirement to instead provide predominantly Australian native species with an emphasis given to species that are endemic. The landscaping scheme for the site provides plant species that are native and suitable for the respective microclimates, strengthening their ability to survive and grow and supporting habitat for Grey-Headed Flying Foxes. d) The landscaping scheme for the site achieves this condition as detailed in Appendix C .

Condition No.	Condition	Comment
C9	<p>The future development application must estimate the maximum number of events. The development application must identify and assess all impacts of additional number of events and concerts in excess of 52 events per year and six concerts (with an average of four per year over any rolling five-year period between the Sydney Football Stadium and the Sydney Cricket Ground) including (but not limited to):</p> <ul style="list-style-type: none"> a) social and economic impacts on the surrounding residents and the wider region; b) impacts on the built environment of the locality including (but not limited to) traffic and noise; c) impacts on the natural environment of the locality including (but not limited to) bio-diversity; and d) impacts on the environmental amenity of the surrounding residents and occupiers / users of other existing land uses. 	<p>No change is proposed to the number of events held each year, which we note are currently unrestricted. The impacts of these events are detailed in the EIS and appended technical studies including the Addendum Social and Economic Impact Assessment (Appendix O), the Transport Assessment (Appendix H), Noise and Vibration Impact Assessment (Appendix X), the Biodiversity Development Assessment Report and Addendum (Appendix EE), overshadowing plans (Appendix B), the Environmental Wind Assessment (Appendix Z), and other technical assessments that inform this DA.</p>
C10	<p>The future development application must include details of all operational time restrictions including (but not limited to) sporting events, concerts, sound-testing, other outdoor events with sound amplification, non-event day operations and timings for waste collection vehicle, goods delivery vehicles and other heavy vehicles utilising Paddington Lane. The development application must identify and assess all impacts on the environmental amenity of the surrounding residents and occupiers / users of other existing land uses in the instances where alterations are proposed to the time restrictions identified in the <i>Sydney Football Stadium Redevelopment Stage 1 SSDA - Noise and Vibration Impact Assessment Report</i> prepared by ARUP dated 15 June 2018 as follows:</p> <ul style="list-style-type: none"> a) sporting events: 8am – 11pm; b) concerts: 10am – 11pm (maximum length 5 hours); c) rehearsals on the day of the event: 10am – 7pm; d) sound tests on the day of the event: 10am – 7pm (maximum 60 minutes of continuous testing); e) other outdoor events with sound amplification: 10am – 8pm (days preceding working days); f) other outdoor events with sound amplification: 10am – 10:30pm (days not preceding working days); and g) waste collection vehicles, goods delivery vehicles and other heavy vehicles utilising Paddington Lane: 7am – 10pm. <p>The assessment must also include a comparative analysis against the total number of, and time restrictions for sporting events and concerts including rehearsals and sound tests as prescribed in the statutory Notice of Preventive Action 1003904 (as at the date of the development application and as varied from time to time).</p>	<p>An assessment of the acoustic impacts of the operation of the stadium, including pre and post event activities such as waste collection and sound checks, and daily operational activities including deliveries, has been detailed in the Noise and Vibration Impact Assessment prepared by Arup and included at Appendix X of the EIS. No change is proposed to the time restrictions identified in the Stage 1 assessment.</p>

Condition No.	Condition	Comment
C11	The future development application must include a Pedestrian Connection Strategy, with specific recommendations regarding the pedestrian connections to the adjoining lands on the eastern and south eastern boundary of the site.	The Urban Design Report prepared by SJB details the strategy for pedestrian connections to the adjoining Entertainment Quarter and Fox Studios land. Refer to Appendix G of the EIS.
C12	The Strategy must be based on the outcome of the review required by Schedule 2, condition B10 and must include the details of the consultation process.	The strategies identified in the Urban Design Report are as a result of the review conducted in accordance with Condition B10 of the consent.
C13	<p>The future development application must be supported by a Visual Impact Assessment Report to identify and assess all impacts of the proposed stadium on the visual catchment of the Site. The Visual Impact Assessment must be based on the identified view locations in the Visual Impact Assessment Report and Addendum prepared by Ethos Urban dated June 2018 and September 2018.</p> <p>The Visual Impact Assessment report must consider the impact of the future stadium design on the settings, view lines and heritage significance of the Sydney Cricket Ground (SCG) Members Stand and Lady Members Stand and include appropriate management and mitigation measures to minimise adverse visual impacts (where relevant).</p>	<p>A Visual and View Impact Assessment, addressing changes to public and private views, has been provided at Appendix W of the EIS. This VIA is based on the identified views used at Stage 1 in accordance with this condition.</p> <p>The VIA should be read in conjunction with the Heritage Impact Statement prepared by Curio and provided at Appendix T of the EIS.</p>
C14	The future development application must be supported by solar access diagrams to address whether adequate solar access is provided, between 9am and 3pm during winter solstice, to the SCG playing field (immediately south of the proposed building footprint) and all other adjoining buildings including the public open spaces adjoining the site at Moore Park.	Overshadowing plans have been prepared by COX Architecture (refer to Appendix B), confirming the impacts of the proposed development on surrounding land. It demonstrates that adequate solar access is provided between 9am and 3pm on the winter solstice to these surrounding areas.
C15	<p>The future development application must address the details of the proposed public and community uses of the Site in accordance with the <i>Sydney Football Stadium Urban Design Guidelines</i> - "Public Realm and Open Spaces". This should include (but not be limited to) opportunities for:</p> <p>a) community access to the identified public areas on event and non-event days;</p> <p>b) dedicated spaces with activities for the community;</p> <p>c) enhancement of the public domain and open spaces within the site and integration of the uses with the design of the stadium; and</p> <p>d) additional features / facilities that form part of the site and the stadium and can be shared with the community on non-event days.</p>	<p>As detailed in the Landscape and Public Domain Statement (Appendix C of the EIS) and Event Management Strategy (Appendix Q of the EIS):</p> <p>a) Community access to the site will be possible during event and non-event days through the removal of the existing boundary fencing and level changes.</p> <p>b) The site provides new gathering spaces that can be used by members of the community for active and passive recreation, and socialising.</p> <p>c) The public domain surrounding the site has been designed to enhance pedestrian and cycle access, circulation, functionality, landscaping, and heritage interpretation.</p> <p>d) Public facilities including bicycle parking, sitting areas, exercise equipment, and sports equipment have been integrated into the public domain. The use of the stadium outside of events can be explored as part of the future operation of the stadium, pending compliance with security and risk requirements.</p>

Condition No.	Condition	Comment
C16	<p>The future development application must include a strategy of physical works and / or implementation plans and programmes to address how the development can contribute to the delivery of the identified principles, moves, opportunities and strategies of the Moore Park Masterplan 2040.</p> <p>The strategy and the implementation plan must be based on the conclusions of the review of the Moore Park Masterplan 2040 and the consultation required by Schedule 2 condition B12 and B13.</p>	<p>The strategies identified in the review have been implemented in the Architectural and Landscape Plans where possible, noting that to fully deliver components of pedestrians links and other works will require undertaking works on adjoining land that is subject to land tenure agreements which cannot be influenced by this project. Refer to the Urban Design Report (Appendix G), the Architectural Plans (Appendix B) and the Landscape Plans (Appendix C).</p>
C17	<p>The proposed future stadium on the site must be designed, and mitigation and management measures proposed, to minimise noise emissions from events and 'outdoor entertainment activities'. Events and activities in relation to the future stadium should not exceed the noise level limits prescribed in the statutory Notice of Preventive Action 1003904 (as at the date of the development application and as varied from time to time).</p>	<p>The proposed stadium has been designed and assessed in accordance with the requirement to minimise and mitigate noise emissions. This is addressed in the Noise and Vibration Impact Assessment prepared by Arup and provided at Appendix X of the EIS. A noise management framework is included with the assessment from Arup that has been developed in place of the Notice of Preventative Action in accordance with the following:</p> <ul style="list-style-type: none"> • A memo titled "SFSR Alternative noise management framework" (March 2019) to the EPA and the Department, which presented a discussion of appropriate noise limit parameters, measurement data analysis, proposed event criteria and a management procedure. • A meeting with EPA and the Department on 5 April 2019 to discuss the outcomes of the memo. • The confirmation of key issues to be addressed from EPA to INSW in an email from the Department on 16 April 2019.
C18	<p>The future development application can include an alternate quantitative noise impact assessment and noise management framework, not included in Schedule 2, C17. The noise impact assessment must be supported by evidence of consultation with EPA and the Department, as required by Schedule 2, condition B11.</p>	<p>The Noise and Vibration Impact Assessment prepared by Arup (Appendix X) includes a noise management framework prepared in consultation with the EPA and DPE as described above and detailed in the Consultation Outcomes Report prepared by Ethos Urban and INSW and included at Appendix HH of the EIS.</p>

Condition No.	Condition	Comment
C19	<p>The alternate quantitative noise impact assessment must include a representative 'worst case' impact of amplified music and announcements to surrounding sensitive receivers from 'outdoor entertainment activities' undertaken at the stadium.</p> <p>The impact of noise from amplified music and announcements to surrounding sensitive receivers from 'outdoor entertainment activities' undertaken at the stadium must be assessed at intermediate locations in both Leq(5 minute) dB(A) and Leq(5 minute) dB(lin) in the 63 hertz 1/1 octave band metrics. The levels at the intermediate compliance points must be calculated so that they represent the extrapolated equivalence of the receiver-based levels prescribed in Notice of Preventive Action 1003904 (as at the date of the development application and as varied from time to time).</p>	The Noise and Vibration Impact Assessment prepared by Arup (Appendix X) includes an assessment of these matters, and with regard to the alternative management framework prepared in consultation with the EPA and Department.
C20	<p>The future development application must include a Noise Management Plan (NMP) prepared in consultation with the EPA and the Department. The NMP shall describe, but not be limited to:</p> <ul style="list-style-type: none"> a) hours of operation, number and type of event; b) the events that will be deemed-to-comply and those for which an Event Acoustic Report is required; c) a definition of non-compliance and a breach of conditions; d) a chain of responsibility for management of noise in relation to the stadium activities; e) measures to minimise impacts of sound checks, rehearsals, 'bump-in' and 'bump-out' activities, goods delivery, post event clean-up activities, and waste collection services (including the noise impact of associated vehicular movements particularly any such movements occurring during the 'night period' or likely to activate reversing alarms, and stadium precinct grounds maintenance; and f) a procedure and guidance on the frequency, time of occurrence and duration of pyrotechnic displays, including a community notification strategy. 	This has been addressed in the Noise and Vibration Impact Assessment prepared by Arup and provided at Appendix X of the EIS.
C21	The future development application must include a strategy (such as monitoring programmes) to validate the performance of and the predicted results in any adopted alternate compliance methodology, when the future stadium commences operation.	This has been addressed in the Noise and Vibration Impact Assessment prepared by Arup and provided at Appendix X of the EIS.
C22	Each of the noise impacts assessments required by Schedule 2, conditions C17 to C21, may take into consideration of instances where identified sensitive receivers are not in use at the time the event occurs, have been mitigated for environmental noise impacts, have agreements to receive higher levels of noise, or have been designed for higher noise environments.	This has been addressed in the Noise and Vibration Impact Assessment prepared by Arup and provided at Appendix X of the EIS.

Condition No.	Condition	Comment
C23	The future development application must be accompanied by detailed environmental site investigations to identify contaminants of potential concern and any potential sources of contamination within the ground, groundwater and infrastructure beneath the site. These investigations must be completed in line with the NSW Sampling Design Guidelines (EPA, 1995). These investigations must include a consideration of contaminated soils, fill etc. and groundwater as appropriate and identify any contaminants of potential concern. The record of these investigations is to be accompanied by Phase 2 Environmental Site Assessment report detailing the contaminants of potential concern and any potential sources of contamination within the ground, groundwater and infrastructure beneath the site and recommending the process to manage or resolve potential contamination risks.	Douglas Partners has completed a Detailed Site Investigation (Phase 2) (Appendix J), which is supported by a Site Auditor Statement (Appendix J). The Investigation was completed in line with the NSW Sampling Design Guidelines (EPA, 1995).
C24	The Phase 2 Environmental Site Assessment report is to be reviewed by an EPA accredited Site Auditor to confirm the adequacy of the investigations to date, the required unexpected finds protocol, the proposed approach to managing or resolving potential contamination risks and/or to confirm the suitability of the proposed land use.	The Detailed Site Investigation prepared by Douglas Partners is supported by a Site Auditor Statement (Appendix J).
C25	If the Phase 2 Environmental Site Assessment report recommends that remediation of the site is required, then a detailed Remedial Action Plan (RAP) must be provided as part of the future development application for the design and construction of the stadium. The RAP is to be prepared in accordance with the Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2011). The RAP must be approved by an EPA accredited site auditor and submitted as a part of the future development application for consideration by the Department and EPA.	It is confirmed in the Detailed Site Investigation (Appendix J) that the site is considered suitable for its proposed continued use as a sporting stadium without the requirement for remediation provided that unexpected finds are managed appropriately during the construction phase of the project. Accordingly, no Remedial Action Plan is required. This is confirmed in the Site Auditor Statement (Appendix J).
C26	The future development application must include an assessment against the NSW Aquifer Interference Policy 2012, if it potentially involves dewatering.	No dewatering is required as part of the proposed development, and as such no assessment against the NSW Aquifer Interference Policy 2012 is required. This is addressed in the Groundwater Assessment prepared by Douglas Partners (Appendix HH).
C27	The future development application must include a detailed report which address the key principles and recommendations identified in the <i>Sydney Football Stadium Redevelopment Environmentally Sustainable Design Strategy</i> prepared by Aurecon dated 2018 have been incorporated in principle into the design, construction and on-going operation of the new buildings.	LCI has prepared an Environmentally Sustainable Design Strategy (Appendix M of the EIS) confirming how the principles and recommendations of the Stage 1 assessment have been incorporated into the Stage 2 design and intended future operation of the stadium.
C28	The future development application must include the results of a whole of life assessment (Life Cycle Assessment) undertaken to identify material impacts and opportunities for improvement, in accordance with the Response to Submissions. The report must identify, the extent to which sustainability measures have been incorporated to address any identified hotspots informed by the whole of life assessment.	Lendlease has prepared a Life Cycle Assessment, which is included at Appendix M of the EIS.

Condition No.	Condition	Comment
C29	The future development application must include a report identifying the extent to which the proposal can comply with the greenhouse gas, energy and carbon targets identified in Sustainable Sydney 2030.	The Environmentally Sustainable Design Strategy (Appendix M of the EIS) addresses the relevant provisions of <i>Sustainable Sydney 2030</i> .
C30	The future development application must include a report which addresses how the proposed development is capable of achieving Gold Leadership in Energy and Environmental Design (LEED) rating using the existing stadium as the "reference building" for the assessment or any other equivalent sustainability rating tool as listed in section 5.3 of the <i>Sydney Football Stadium Redevelopment Environmentally Sustainable Design Strategy</i> prepared by Aurecon dated 2018.	The Environmentally Sustainable Design Strategy (Appendix M of the EIS) demonstrates how the proposed stadium will achieve a LEED Gold Rating.
C31	The future development application is required to address the implementation of water sensitive urban design and energy conservation and efficiency measures, including but not limited to: a) rainwater harvesting and re-use; b) water efficient fixtures; c) installation of rooftop solar photovoltaic arrays for on-site electricity generation; d) storage of surplus energy generated by rooftop solar photovoltaic arrays; e) use of electric vehicles for dedicated on site transport tasks (where possible); and f) energy efficient electrical equipment, fittings and fixtures.	The implementation of water sensitive urban design and energy conservation measures has been detailed in the Environmentally Sustainable Design Strategy (Appendix M of the EIS) and the Stormwater Management Plan (Appendix P of the EIS).
C32	The future development application must address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure through the preparation of an Infrastructure Management Plan and Water Reuse Management Strategy Plan in consultation with relevant agencies and service providers. This plan must be based on the conclusions of the <i>Sydney Football Stadium Redevelopment Infrastructure Management Strategy</i> prepared by Aurecon, 2018.	LCI has prepared an Infrastructure Management Plan (Appendix U of the EIS), and Aurecon has prepared a Stormwater Management Plan (Appendix P of the EIS).
C33	The future development application must provide details of any fuel storage for back-up emergency generator above ground and that all associated pipes, fittings and equipment are located above ground.	LCI has prepared an Infrastructure Management Plan (Appendix U of the EIS).
C34	The future development application must provide evidence of consultation and the agreed approach with Sydney Water regarding the proposed design and its potential impact on their stormwater assets.	<ul style="list-style-type: none"> A Section 73 Application (anticipated requirements) was submitted to Sydney Water on 4 March 2019. Sydney Water are currently reviewing the development requirements prior to the issue of the Notice of Requirements. A Stormwater Adjustment Application was also submitted to Sydney Water on the 15 January 2019. Discussions with Sydney Water will continue under these processes.

Condition No.	Condition	Comment
C35	<p>The future development application must be accompanied by a Stormwater Management Plan detailing an assessment of any flood risk on site, the future buildings and the users including the patrons and staff. The stormwater management plans and associated reports must comply with any relevant provisions of the NSW Floodplain Development Manual 2005. The plans for stormwater and drainage infrastructure, and details must demonstrate that water sensitive urban design measures have been incorporated into the future development.</p> <p>Evidence of consultation with Sydney Water required by Schedule 2, condition B15, and Council in preparing the stormwater management plans must be submitted as part of the future development application.</p>	Aurecon has prepared a Stormwater Management Plan in accordance with this condition, which accompanies the EIS at Appendix P . This Plan has been prepared in accordance with ongoing consultation with Sydney Water discussed above and meetings with Council including City of Sydney on 16 April 2019, Waverly on 17 April 2019, and Randwick on 1 May 2019.
C36	<p>The future development application must include:</p> <ul style="list-style-type: none"> a) a 2D Flood Model using Council's flood model for this catchment to address whether the asset causes flooding; and b) a detailed hydraulic design to address whether the design performs with no surcharges. <p>Evidence of consultation with Sydney Water required by Schedule 2, condition B15, and Council in preparing the flood management plans must be submitted as part of the future development application.</p>	Aurecon has prepared a Stormwater Management Plan in accordance with this condition, which accompanies the EIS at Appendix P . Details of consultation undertaken with Sydney Water forms part of the Consultation Outcomes Report (Appendix HH of the EIS).
C37	Where relevant, the future development application must include a Disability Access Review to address an appropriate degree of accessibility in accordance with the <i>Disability (Access to Premises - buildings) Standards 2010</i> (the Premises Standards).	A DDA Compliance Statement has been prepared by Before Compliance and is included at Appendix V of the EIS.
C38	The future development application must include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development. The Waste Management Plan must include identifying opportunities for the reduction, re-use and recycling of waste, including food waste.	An Operational Waste Management Plan has been prepared by Foresight Environmental and provided at Appendix S of the EIS.
C39	The future development application must maintain the number of car spaces currently available at the MP1 car park and maintain the same access point.	The proposed development maintains the existing access point off Driver Avenue. However, the introduction of a vehicle rejection roundabout within the MP1 carpark, required to address operational and security requirements, will result in a net loss of 10 car parking spaces on the site. The minor reduction in parking will result in less vehicles travelling to the precinct on event days, therefore aligning with the overall transport strategy of reducing the impact of vehicular traffic. The car parking spaces lost within MP1 will also not materially impact the parking environment in the area, with the reduction representing only 0.1% of total off-street parking spaces in the Moore Park precinct. This is addressed in the Transport Assessment at Appendix H of the EIS.

Condition No.	Condition	Comment
C40	The future development application must be accompanied by a detailed assessment of the traffic and transport impacts associated with the proposed use including: a) impact on the operation of the road network and footpaths, with emphasis on road user safety before, during and after events and suitable management and mitigation measures; b) cumulative impacts on traffic and road safety of simultaneous events in the precinct and suitable management and mitigation measures; c) design solutions and/or management and mitigation measures to address traffic and pedestrian conflicts at the junction of Driver Avenue and the entry to MP1 car park; d) analysis of the post-event traffic movements around the site, the resultant traffic conflicts due to post-event closure of Driver Avenue and use of alternate vehicular routes and supporting design solutions or management measures; and e) an integrated ticketing strategy to be introduced to promote public transport and alternate modes of transport.	The Transport Assessment prepared by Arup, and accompanying the EIS at Appendix H , addresses each of the matters in this condition.
C41	The future development application must include a Construction Pedestrian and Traffic Management Plan detailing the management of construction traffic and the likely impacts on the surrounding road network during future construction works.	A preliminary Construction Pedestrian and Traffic Management Plan has been prepared by Arup in consultation with Lendlease, and provided at Appendix H of the EIS.
C42	Evidence of consultation in relation to Schedule 2 condition C41 with the relevant public authorities and presentation to CCC as required by Schedule 2, condition B15 must be provided as a part of the future development application.	Consultation has been conducted with Sydney Water as required by Condition B15, as well as other relevant agencies detailed in Condition B16 and the CCC. This has been addressed in the table above.

Condition No.	Condition	Comment
C43	<p>The future development application, must be accompanied by the following plans and associated documentation to ensure that the future development satisfactorily caters for the patrons on the site:</p> <ul style="list-style-type: none"> a) a plan which details adequate and dedicated passenger pick-up/drop-off facilities for point to point transport services are provided for the development; b) a plan which details adequate dedicated coach passenger pick-up/drop-off and layover facilities are provided for the development; c) a plan identifying all pedestrian routes between the nearby public transport nodes and the site; d) a pedestrian route analysis plan which assesses whether the existing pedestrian routes are of adequate capacity and in satisfactory condition to support the anticipated pedestrian movement to and from the stadium during events within the future stadium and also taking into consideration simultaneous events within the Moore Park precinct; e) a plan of alternative proposed pedestrian routes or improvements to surrounding pedestrian infrastructure (public) to support the pedestrian movements between the site and the nearby transport nodes, in case the existing pedestrian route analysis plan, required by condition Schedule 2 C43(d), concludes that the existing routes are not satisfactory to cater for the future development on the site; f) a plan which details how the Moore Park Road separated cycleway is integrated appropriately with the future site layout and operational plans for the site (subject to availability of detailed plans at the time of lodgement of the future development application); g) a site plan identifying adequate number of bicycle parking facilities (designed per Austroads guidelines) within the site, located in secure, convenient and accessible areas close to the proposed formalised entrances, with adequate lighting and passive surveillance opportunities; and a) a Wayfinding and Signage Strategy, including a lighting strategy, to improve wayfinding and signage between public transport nodes and from within the Moore Park Precinct. 	<p>Each of these points are addressed in the Transport Assessment prepared by Arup and included at Appendix H.</p> <p>With regard to (f), it is noted that the Transport Assessment provides an assessment of how the site integrates with this cycleway noting that the detailed plans are not available at the time of this assessment.</p> <p>With regard to (g), it is noted that a plan of bicycle parking in the public domain has also been prepared by Aspect Studios (see Appendix C).</p> <p>With regard to point (a), it is noted that a separate Wayfinding and Signage Strategy has also been prepared by Aspect Studios and is available at Appendix I of the EIS.</p>
C44	<p>Evidence of consultation with the relevant public authorities and presentation to CCC as required by Schedule 2, condition B16, and with other stakeholders and landowners in the Moore Park Precinct, in the preparation of the plans under Schedule 2 condition C43, must be provided as a part of the future development application.</p>	<p>Consultation has been undertaken with the relevant agencies identified in Condition B16 during the preparation of the Transport Assessment, as addressed in the Consultation Outcomes Report prepared by Ethos Urban and INSW and provided at Appendix HH of the EIS.</p>

Condition No.	Condition	Comment
C45	The future development application must be supported by a proposed amendment to the Moore Park Precinct Event Transport Operations Plan. The amended Plan must incorporate the proposed development, including its infrastructure and operation, and the planned traffic and transport infrastructure improvements in the Moore Park Precinct, to address the safe and efficient management of event traffic and transport. The amendment is to be proposed in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, Roads and Maritime Services, NSW Police, the Council, Sydney Cricket and Sports Ground Trust and Centennial Park and Moore Park Trust and evidence provided as part of the future development application.	The Transport Assessment (Appendix H) includes an assessment of the existing Event Transport Operations Plan and identifies those areas for amendment in accordance with the redevelopment of the SFS. The amended plan is included in the Transport Assessment, noting that TfNSW in conjunction with the Moore Park Transport working group will soon be commencing a study to formally update the transport strategy for the Moore Park sporting precinct.
C46	<p>The future development application must include a Travel Demand Management Strategy and Green Travel Plan to increase the mode share of public transport and active transport for the development in conjunction with other stakeholders and landowners in the Moore Park Precinct, including the provisions for bicycle parking with end-of-trip facilities (where relevant).</p> <p>The strategy and plan must be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, Roads and Maritime Services, NSW Police, the Council, Sydney Cricket and Sports Ground Trust and Centennial Park and Moore Park Trust and the CCC. Evidence of consultation must be provided with the future development application.</p>	The Transport Assessment prepared by Arup includes an analysis of travel demand and a Green Travel Plan (refer to Appendix H of the EIS). Consultation has been completed with the relevant stakeholders as specified in this condition in the preparation of the Transport Assessment. Evidence of this consultation forms part of the Consultations Outcome Report (Appendix HH of the EIS).
C47	The future development application must address whether there is an impact on the timing or delivery of the Sydney Light Rail's Project's programme of works, including, but not limited to, footpaths, kerbs, gutters and road restoration works. The supporting documentation must include appropriate management and mitigation measures to avoid conflicts with the timing and delivery of the Sydney Light Rail's Project's programme of works.	The Transport Assessment at Appendix H assesses potential impacts on the construction and delivery of the Sydney Light Rail. the appointed contractor will be required to engage in ongoing consultation with Transport for NSW (Sydney Coordination Office) during the construction period.
C48	The future development application must be accompanied by a detailed Geotechnical Assessment Report with details of proposed mitigation measures during excavation works and measures to control impacts on adjoining properties due to vibration during construction.	Douglas Partners has completed a Geotechnical Investigation of the site (see Appendix II), which should also be read in conjunction with the Construction Management Plan prepared by Lendlease (Appendix AA) and the Noise and Vibration Impact Assessment prepared by Arup (Appendix X).
C49	The future development application must be accompanied by the following: a) a statement of heritage impact; and b) an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by a suitable qualified professional in accordance with the relevant guidelines.	Curio Projects has prepared a Heritage Impact Statement (Appendix T of the EIS), and an ACHAR (Appendix CC of the EIS).

Condition No.	Condition	Comment
C50	<p>The future development application involving excavation or works that will directly or indirectly impact on the ground at the site must:</p> <ul style="list-style-type: none"> a) undertaken further investigations to determine the location of Busby's Bore and any shafts within the site; b) assess the condition of Busby's Bore and any shafts that are located within the site; c) consider Busby's Bore as part of any heritage or archaeological assessment for the site; d) assess whether the proposed development will impact on the Bore; e) provide a management plan that outlines performance objectives and measures to avoid direct or indirect adverse impacts on Busby's Bore to ensure the significance of this item is retained; and f) ensure that suitable qualified and experienced personnel provide input to and develop the management plan. 	<p>Curio Projects has prepared a Heritage Impact Statement and Historical Archaeological Research Design and Excavation Methodology addressing each of the matters in this condition. Refer to Appendix T and DD of the EIS.</p>
C51	<p>The future development application must provide an additional archaeological assessment or an amendment of the submitted <i>Archaeological Assessment for Sydney Football Stadium, Stage 1 Concept Design</i> prepared by Curio Projects dated 5 June 2018 to assess the impacts of the next stages of the development on the archaeology at the site.</p>	<p>This Stage 2 DA is accompanied by a detailed ACHAR prepared by Curio Projects (Appendix DD of the EIS).</p>
C52	<p>An appropriate archaeological research design and excavation methodology must be prepared by a suitably qualified Excavation Director for review by the Heritage Council of NSW or its delegate for any works which will impact archaeological information or Busby's Bore.</p>	<p>The Archaeological Research Design and Excavation Methodology has been prepared by a suitably qualified persona and will be subject to review by the Heritage Council at the exhibition of the Stage 2 DA.</p>
C53	<p>The future development application must include the following:</p> <ul style="list-style-type: none"> a) a Crime Prevention Through Environmental Design (CPTED) assessment, which details measures to maximise patron, worker, pedestrian and public safety through the implementation of the CPTED principles; b) a detailed Anti-Social Behaviour Strategy to identify specific issues and actions that the applicant and related stakeholders would undertake to avoid, mitigate and manage any anti-social behaviour related to events at the future stadium on the site and the surrounding areas; and c) a Security Risk Assessment strategy in relation to the development, to identify, assess, manage and minimise the risks of exposure to hostile vehicles, including areas of people congregation and paths between the new stadium and public transport nodes. The Security Risk Assessment strategy must be supported by a plan listing all the facilities provided to support the Hostile Vehicle Mitigation requirements in the Moore Park Precinct in accordance with Australia's Strategy for Protecting Crowded Places from Terrorism and Hostile Vehicle Guidelines for Crowded Places. 	<ul style="list-style-type: none"> a) Aspect Studios has prepared a CPTED assessment, which accompanies the EIS at Appendix N. b) Ethos Urban has prepared an Anti-Social Behaviour Strategy, which accompanies the EIS at Appendix R. c) A Security and Risk Assessment, including an analysis of hostile vehicles, has been prepared by Intelligent Risks. In accordance with Condition C54, this assessment is not appended to the EIS at the advice of the NSW Police. A summary of the assessment is provided at Appendix MM.

Condition No.	Condition	Comment
C54	The above strategies required by Schedule 2 condition C53, must be developed in consultation with the CCC, NSW Police Force, Sydney Coordination Office and Transport Management Centre within TfNSW, Roads and Maritime Services (where relevant), Sydney Cricket and Sports Ground Trust, Centennial Park and Moore Park Trust and the Council. Where the provision of details relating to security measures are considered sensitive and a determination made that publishing of these details presents a security risk, evidence of consultation with relevant parties must be provided as a part of the development application to satisfy this condition. Evidence of consultation with the public authorities must be provided to the Department as a part of the future development application.	<p>Meetings were held with the relevant stakeholders as detailed in the Consultation Outcomes Report at Appendix HH of the EIS.</p> <p>A letter was also issued by the NSW Police confirming that the public exhibition of the Security and Risk Assessment prepared by Intelligent Risks to inform the DA presented a potential security risk. Accordingly, this assessment has not been appended to the EIS. A summary of the assessment is provided at Appendix MM.</p>
C55	The future development application must include: a) an Events Management Plan, including, but not limited to, the type, frequency and duration of the proposed events; b) an Event Access Strategy including, but not limited to: i) measures to monitor patron event-day travel mode behaviour; ii) assesses public transport accessibility and needs for events; and iii) measures to minimise patrons parking on the streets surrounding the stadium and the Moore Park precinct.	The Trust has prepared an Event Management Strategy which is provided at Appendix Q of the EIS, and is supplemented by analysis completed by Arup as part of the Transport Assessment identifying strategies on how to manage event-day travel modes, public transport accessibility and needs, and minimising patron parking.
C56	The future development application must include the provisions for an artificial microbat roost structure in the design and site layout.	Artificial microbat roost structures have been incorporated into design of the site, as detailed in the Landscape Plans at Appendix C .
C57	The future development application must include a Light Spill Assessment to identify the impact of lighting from the stadium and address the impacts of the lighting on the surrounding residential areas, local fauna habitats and night sky light pollution. The proposal must include appropriate management and mitigation measures if any light spillage occurs. The lighting for the development must comply with glare and spill light control provisions of AS4282.	An assessment of precinct lighting has been completed by Stowe at Appendix Y of the EIS.
C58	The future development application must include detailed assessment of the wind impacts due to the future development including impacts on surrounding public areas within the site and offsite, road reserves and Moore Park. The impact assessment must include quantitative data to assess the potential impact and proposed appropriate management and mitigation measures.	Arup has prepared an Environmental Wind Assessment which accompanies the EIS at Appendix Z .

2.0 Concept Proposal mitigation measures

No.	Mitigation Measure	Reference to where achieved
CP-BF	Built Form and Urban Design	
CP-BF1	The Final Urban Design Guidelines prepared by SJB Urban Design (August 2018) are to be adopted for the project and inform the Design Excellence Process and Stage 2 Development Application.	Architectural Design Statement prepared by COX Architecture – Appendix B
CP-BF2	Detailed design of the stadium should occur in accordance with the processes outlined in the Design Excellence Strategy (2018) prepared by Infrastructure NSW and endorsed by the NSW Government Architect.	Refer to the Competitive Design Alternatives Report and Design Integrity Assessment – Appendices E and F
CP-BF3	The detailed design of the new stadium should have regard to the recommendations of the Visual Impact Assessment prepared by Ethos Urban (June 2018).	<ul style="list-style-type: none"> Architectural Design Statement prepared by COX Architecture – Appendix B View and Visual Impact Assessment prepared by Ethos Urban – Appendix W
CP-BF4	A Visual and View Impact Assessment is to be prepared to reflect the detailed design and submitted with the Stage 2 Development Application.	View and Visual Impact Assessment prepared by Ethos Urban – Appendix W
CP-BF5	Shadow diagrams are to be included in the Stage 2 Development Application showing the actual shadow impacts of the detailed stadium in comparison to the maximum building envelope.	Architectural Design Statement prepared by COX Architecture – Appendix B
CP-BF6	Any ground level retail premise uses within the stadium are to be detailed in the Stage 2 Development Application and subject to separate approval for use.	<ul style="list-style-type: none"> Landscape and Public Domain Statement prepared by Aspect Studios – Appendix C Architectural Design Statement prepared by COX Architecture – Appendix B
CP-BF7	Public domain design is to be coordinated with the design for the Moore Park Road separated cycleway.	<ul style="list-style-type: none"> Transport Assessment prepared by Arup – Appendix H Landscape and Public Domain Statement prepared by Aspect Studios – Appendix C
CP-TA	Transport and Accessibility	
CP-TA1	The Traffic and Transport Assessment (Arup 2018) is to be revised and resubmitted with the Stage 2 Development Application, outlining any changes to the traffic and transport management approach. The revised report is to detail any further information regarding integrated ticketing as a result of the Applicant's commitment to develop a plan with Transport for NSW. Details of the final parking provision within the reinstated MP1 car park are also to be included.	Transport Assessment prepared by Arup – Appendix H

No.	Mitigation Measure	Reference to where achieved
CP-TA2	The Stage 2 Development Application should include details of a preliminary signage and wayfinding strategy that has been prepared in consultation with the City of Sydney, Transport for NSW and the Centennial and Moore Park Trust.	Wayfinding and Signage Strategy prepared by Aspect Studios – Appendix I
CP-TA3	Details of operational vehicular servicing and loading activities are to be included in the Stage 2 Development Application.	Transport Assessment prepared by Arup – Appendix H
CP-TA4	A Transport Access Guide is to be prepared prior to the commencement of operations for the new stadium to provide enhance information to visitors and patrons of the new stadium in relation to the range of travel modes and facilities provided at the stadium, with an emphasis on encouraging non-car travel modes.	This commitment will be met.
CP-TA5	The Applicant is to consult with the Sydney Coordination Office during the preparation of the Construction Management Plan and Transport Assessment for the Stage 2 Development Application so as to manage and mitigate potential cumulative impacts associated with other development and infrastructure projects.	<ul style="list-style-type: none"> Transport Assessment prepared by Arup – Appendix H Construction Management Plan prepared by Lendlease – Appendix AA Consultation Outcomes Report prepared by Ethos Urban and INSW – Appendix HH
CP-TA6	The Applicant is to work with the Centennial Parklands and Moore Park Trust to facilitate improved pedestrian connectivity between the new stadium, the Tibby Cotter Bridge and the Sydney Light Rail stop prior to the completion of the new stadium.	<ul style="list-style-type: none"> Urban Design Report prepared by SJB – Appendix G Consultation Outcomes Report prepared by Ethos Urban and INSW – Appendix HH
CP-HER	Heritage	
CP-HER1	A supplementary Heritage Impact Statement is to be submitted with the Stage 2 Development Application which assesses the detailed stadium design in relation to the potential for unforeseen impacts on those heritage items and heritage conservation areas assessed in the Heritage Impact Statement (Curio 2018) submitted with the current Development Application.	Heritage Impact Statement prepared by Curio Projects – Appendix T
CP-HER2	Further investigative works should be undertaken to better determine the location of Busby's Bore in accordance with the processes outlined in the Methodology Statement - Working Near Busby's Bore (August 2018). An archaeological research design and excavation methodology should be prepared by a suitably qualified Excavation Director for review by the Heritage Council of NSW or its delegate for any works which will impact archaeological information or Busby's Bore.	Archaeological Research Design and Excavation Methodology prepared by Curio Projects – Appendix T
CP-HER3	The design of the stadium, including any proposed excavation for basement and/or services infrastructure, is to avoid any physical impacts on Busby's Bore.	<ul style="list-style-type: none"> Archaeological Research Design and Excavation Methodology prepared by Curio Projects – Appendix T Construction Management Plan prepared by Lendlease – Appendix AA

No.	Mitigation Measure	Reference to where achieved
CP-HER4	A Heritage Interpretation Strategy is to be prepared by a qualified person(s) for submission with the Stage 2 Development Application.	Heritage Interpretation Strategy prepared by Curio Projects – Appendix DD
CP-HER5	An Aboriginal Cultural Heritage Assessment Report is to be prepared in consultation with local Aboriginal stakeholders and be submitted with the Stage 2 Development Application.	Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects – Appendix CC
CP-HER6	A Methodology Statement for the protection of Busby's Bore is to be submitted with the relevant future Development Application for excavation and construction of the new stadium.	Archaeological Research Design and Excavation Methodology prepared by Curio Projects – Appendix T
CP-NV	Noise and Vibration	
CP-NV1	A Noise and Vibration Assessment is to be prepared and submitted with the Stage 2 Development Application to assess the potential construction and operation noise and vibration impacts of the new stadium, having regard to the noise assessment framework and criteria outlined in the Noise and Vibration Assessment (Arup 2018) that accompanies this application.	Noise and Vibration Impact Assessment prepared by Arup – Appendix X
CP-NV2	The Stage 2 Development Application is to identify a framework and methodology for the ongoing monitoring of noise from the stadium.	
CP-NV3	The number of concerts at the stadium is not to exceed six (6) per calendar year.	Noise and Vibration Impact Assessment prepared by Arup – Appendix X
CP-BD	Biodiversity	
CP-BD1	An updated Arboricultural Impact Assessment is to be submitted with the Stage 2 Development Application confirming that the detailed design of the stadium, public realm and new landscaping is compatible with the retention of those trees identified in the Arboricultural Impact Assessment (TreeIQ 2018) that accompanies this application as being for retention.	Arboricultural Impact Assessment prepared by TreeIQ – Appendix JJ
CP-BD2	The Public Domain and Landscape Plan is to identify new tree planting and consider the implementation of the recommendations of the Biodiversity Development Assessment Report (Jacobs 2018) and Final Urban Design Guidelines (SJB 2018).	Landscape and Public Domain Statement prepared by Aspect Studios – Appendix C
CP-BD3	Tree replanting is to be detailed in the Stage 2 Development Application at a minimum replanting ratio of 1.5 trees for every one tree removed with a variety of pot sizes.	

No.	Mitigation Measure	Reference to where achieved
CP-SF	Stormwater and Flooding	
CP-SF1	A detailed Stormwater and Flooding Assessment is to be prepared and submitted with the Stage 2 Development Application taking into account the detailed design to the stadium and public domain, and outlining measures for rainwater capture and reuse within the site, piped and overland flow, on-site stormwater detention, water sensitive urban design, and include modelling of water quality and quantity for discharges from the site. Details of impacts upon local stormwater infrastructure and local flood conditions is to be included in the assessment.	Stormwater Management Plan prepared by Aurecon – Appendix P
CP-SF2	The Stage 2 Development Application is to contain details of water quality assessment and modelling undertaken to demonstrate that pollutant reduction targets are achieved.	
CP-SF3	Targets for rainwater capture and re-use identified in the ESD Strategy prepared by Aurecon (May 2018) are to be adopted for the detailed design and identified in the Stage 2 Development Application.	
CP-CG	Contamination and Geotechnical	
CP-CG1	A Detailed Site Contamination Investigation (Phase 2) is to be prepared submitted with the Stage 2 Development Application, detailing identified and potential contamination. If recommended by the Phase 2 assessment, a Remedial Action Plan (RAP) must also be prepared and submitted with the Stage 2 Development Application.	<ul style="list-style-type: none"> Detailed Site Investigation (Contamination) prepared by Douglas Partners – Appendix J Site Auditor Statement prepared by Senversa – Appendix J
CP-CG2	A Geotechnical Statement is to be prepared and submitted with the Stage 2 Development Application assessing the potential impacts of piling, excavation and construction on existing buildings and structures within the immediate vicinity of the site.	Geotechnical Investigation prepared by Douglas Partners – Appendix II
CP-UI	Utilities and Infrastructure	
CP-UI1	An Infrastructure Servicing Strategy is to be prepared and submitted with the Stage 2 Development Application. Preparation of the strategy is to include consultation with all relevant utility authorities, including but not limited to those in respect of potable water, stormwater, sewage, electricity, gas, telecommunications.	Infrastructure Management Plan prepared by LCI – Appendix U
CP-WM	Waste Management	
CP-WM1	The Construction Management Plan accompanying the Stage 2 Development Application should outline measures to avoid, minimise, reuse and recycle waste generated during the construction of the new stadium.	Construction Management Plan prepared by Lendlease – Appendix AA
CP-WM2	An Operational Waste Management Plan is to be prepared and be submitted with the Stage 2 Development Application.	Operational Waste Management Plan prepared by Foresight Environmental – Appendix S
CP-WI	Wind Impacts	
CP-WI1	A Pedestrian Wind Environment Study, including wind tunnel testing, is to be prepared based upon detailed stadium design and submitted with Stage 2 Development Application.	Environmental Wind Assessment prepared by Arup – Appendix Z

No.	Mitigation Measure	Reference to where achieved
CP-WI2	The Noise and Vibration Assessment submitted with the Stage 2 Development Application is to include an assessment of the potential for the detailed stadium design to generate wind noise and any consequent impacts upon nearby sensitive noise receivers.	Noise and Vibration Impact Assessment prepared by Arup – Appendix X
CP-CM	Construction Management	
CP-CM1	A Construction Management Plan is to be prepared and submitted with the Stage 2 Development Application outlining the practices and strategies to be implemented during the construction phase in order to avoid, reduce and mitigate the environmental impacts of construction activities.	Construction Management Plan prepared by Lendlease – Appendix AA
CP-SE	Communications, Community and Stakeholder Engagement	
CP-SE1	Further community consultation is to be undertaken in relation to the detailed design, construction and operation of the new stadium prior to the lodgement of the Stage 2 Development Application and outlined in a Consultation Outcomes Report.	Consultation Outcomes Report prepared by Ethos Urban and INSW – Appendix HH
CP-SE2	The Stage 2 Development Application is to outline measures to provide for ongoing community consultation and engagement following the commencement of operations for the new stadium.	Consultation Outcomes Report prepared by Ethos Urban and INSW – Appendix HH
CP-SE3	The Applicant will liaise with the Centennial and Moore Park Trust, City of Sydney Council and Transport for NSW to promote awareness of and integration of the new Sydney Football Stadium with surrounding areas and key projects.	<ul style="list-style-type: none"> Urban Design Report prepared by SJB – Appendix G Consultation Outcomes Report prepared by Ethos Urban and INSW – Appendix HH
CP-SE4	<p>The Applicant is to establish a working group with Centennial Park and Moore Park Trust to advance the design and delivery of:</p> <ul style="list-style-type: none"> connections to the light rail connections to Tibby Cotter Bridge security infrastructure for Driver Avenue public realm treatment of the northern portion of Driver Avenue adjacent to the redeveloped SFS entry cycle infrastructure within the precinct security solutions 	The Applicant has met with Centennial Parklands and Moore Park Trust on 3 April 2019 and 20 May 2019. These discussions will be ongoing as the project continues into detailed design and delivery.
CP-SE5	The Applicant will participate in the Moore Park Working Group to ensure that the detailed design subject to the Stage 2 Development Application gives consideration to integration with the actions of other Working Group members.	The Moore Park Working Group is not operational.
CP-SEC	Safety and Security	
CP-SEC1	A Crime Prevention Through Environmental Assessment Report is to be prepared by a qualified crime risk assessor based upon the detailed stadium, public domain and landscaping design and is to be submitted with the Stage 2 Development Application.	CPTED Assessment prepared by Aspect Studios – Appendix N

No.	Mitigation Measure	Reference to where achieved
CP-SEC2	Security of the stadium during event and non-event periods is to be considered during the detailed design of the stadium in accordance with the Security Principles Report prepared by Intelligent Risks (May 2018).	Security and Risk Assessment prepared by Intelligent Risks – Appendix LL
CP-SEC3	The Applicant is to liaise with Transport for NSW and NSW Police and Counter Terrorism and an outline of security measures is to be included in the Stage 2 Development Application.	Consultation Outcomes Report prepared by Ethos Urban and INSW – Appendix HH
CP-GW	Groundwater	
CP-GW1	An updated Groundwater Assessment Report is to be prepared and submitted with the Stage 2 Development Application. A Groundwater Management Plan is to be prepared prior to the commencement of construction works pursuant to any future Stage 2 Development Application.	Groundwater Assessment prepared by Douglas Partners – Appendix GG
CP-ESD	ESD	
CP-ESD1	Detailed design of the new stadium is to target a minimum of a LEED Gold rating, or an equivalent rating under another recognised standard such as Green Star.	Environmentally Sustainable Design Strategy prepared by LCI – Appendix M
CP-ESD2	Prepare a Green Travel Plan for the stadium, highlighting public transport and active transport options for staff and visitors to the new stadium.	Green Travel Plan prepared by Arup – Appendix H