

30 May 2024

**SSD 9835 Mod 9 Sydney Football Stadium Redevelopment – Staging associated with underground multi-level carpark and Precinct Village**

**Project Overview and Report Purpose**

This report is in relation to Stage 2 of the Sydney Football Stadium (SFS) Redevelopment (SSD 9835) that was approved by the Minister for Planning and Public Spaces on 6 December 2019. SSD 9835 has been modified on eight previous occasions as summarised in Table 1.

**Table 1: Modifications to SSD 9835**

Modification	Approved	Description
Modification 1	3 April 2020	Amend Conditions B14 and B15 to enable the condition to be satisfied in accordance with the principles and framework prescribed by the Contaminated Land Management Act 1997.
Modification 2	14 December 2020	Reinstate fitness facilities that were previously available within the former SFS.
Modification 3	7 December 2020	Alter the approved mezzanine slabs at the eastern and western stands and relocate the approved administration facilities.  Design amendments to the southwestern glazed façade.  Inclusion of an additional stadium signage condition.
Modification 4	22 April 2021	Relocate the photovoltaic (PV) cells from the stadium's roof to Level 5 (above the eastern and western plant rooms) and a reduction in the amount of kilowatts peak (kWp) generated.
Modification 5	8 June 2021	Minor modification to correct plan revisions and dates.
Modification 6	29 September 2021	Fit-out, use and operation of the eastern mezzanine of the stadium for the purpose of a dedicated training and administration facility for the Sydney Roosters NRL football club, known as the

		Sydney Roosters Centre of Excellence.
Modification 7	18 July 2022	Construction of a Precinct Village and 1,500 space multi-level carpark adjacent to the new stadium, incorporating a single storey retail pavilion, four tennis courts, landscaping and the reconfiguration of stadium pedestrian and vehicular access.
Modification 8	15 December 2023	<p>This modification aims to achieve the following:</p> <ul style="list-style-type: none"> <li>- Increase concert events within Sydney Football Stadium from 6 to 20 per year.</li> <li>- Increase concert lengths from 5 hours to 10 hours (twice per year).</li> <li>- Alter rehearsal and sound test finish time from 7pm to 10pm.</li> <li>- Curfew exemption from Mardi Gras.</li> </ul>
Modification 9	21 May 2024	Modified Precinct Village and multi-level carpark staging

SSD 9835 MOD 9 was determined by the Minister for Planning and Public Infrastructure's delegate on 21 May 2024. MOD 9 makes provision for:

- temporarily remove 186 parking spaces within MP1;
- stamped plans which identify a revised construction staging approach to that previously approved; and
- a revised parking strategy pursuant to Condition D50, by way of an updated Event Car Parking Management Plan following the Modification Application's approval.

In accordance with Conditions A25 and A26 of the consent (as modified), a Staging Report must be prepared by a suitably qualified and experienced person(s) prior to commencement of construction. The Staging Report must be approved/endorsed/submitted for information by the Planning Secretary/Certifier and a copy submitted to Council/Certifying Authority/ prior to the commencement of any works. In addition, all mitigation and management measures identified in the Staging Report, must be installed or implemented where reasonable and practical on the site prior to commencement of works on site.

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## Project Description

BESIX Watpac has been appointed by Venues NSW as Principal Contractor for the Precinct Village and Car Park (PV&C) which represents the next stage of development. The PV&C was approved via modification to SSD 9835 on 18 July 2022 by the Minister for Planning and Public Spaces' delegate. In approving the modification, approval was granted for:

- Up to a maximum of 1,500 space multilevel carpark below ground level with the following access arrangements:
  - 1 x egress point onto Moore Park Road to be used on event days only;
  - 1 x two-lane access point from Driver Ave to be used on event and non-event days; and
  - dedicated area within the car park for operation/servicing vehicles.
- Reconfiguration of the currently approved drop off requirements for the elderly and mobility impaired;
- Free flow level pedestrian access to and from the SFS concourse from Driver Ave and Moore Park Road;
- Electric car charging provision;
- A versatile and community public domain, comprising:
  - provision for 4 x north-south orientated tennis courts on non-event days with the potential to become an event platform on event days;
  - children's playground;
  - 1,500 m2 cafe / retail / restaurants with associated amenities in a single storey pavilion (6 metre) low level;
  - customer service office and ticket window; and
  - vertical transport provisions.
- Utilities provision augmentation.

## Purpose of Staging Report

The Precinct Village and Car Park is proposed to be constructed in four (4) stages to respond to the proposed design milestones, construction program and the conditions of approval, and as set out in the Staging Report that has been submitted to the Department of Planning, Housing and Industry. The four stages are identified in Table 2.

Conditions A25 and A26 of SSD 9835 provide that that the project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

In anticipation of a May 2024 construction commencement date, the purpose of this letter is to address the requirements of Conditions A25 and A26. It is supported by the enclosed Staging Report which describes how the conditions will be met under the proposed staged arrangements.

## Proposed Construction Staging and Rationale

In accordance with Conditions A25 and A26(a) – (b) of SSD 9835, we wish to advise the DPHI that there will be four (4) Crown Certifications (CC) sought for the construction works to be undertaken in accordance with the consent as set out in Table 1 overleaf. The stages respond to the proposed design milestones, construction program and the conditions of approval.

The retention piling and excavation elements for the West are proposed to be included within CC1 and formed the basis of early communication to stakeholders.

We also understand that an Early Works Construction Certificate has been approved and the works completed by John Holland, which are now complete. The scope associated with this Early Works Construction Certificate relates specifically to Services Diversions and Stormwater Diversion.

**Table 2: Proposed Moore Park Carpark and Precinct Village Construction Stages**

Stage	Proposed Works	Duration	Start Date	Finish Date
Early Works – Completed by John Holland				
CC1	Early Works - Service Diversions and Stormwater Diversion		Complete	
Main Works – Completed by BESIX Watpac				
CC1	Western Carpark - Bulk Excavation to the underside of B03 and retaining walls Enabling and temporary works (for example shoring) Eastern Carpark - Foundation Piles & Civil Works on-ground	8 months	May 2024	December 2024
CC2	Western Carpark - remainder of Bulk Excavation to B04 Western Carpark - foundations & inground services Eastern Carpark - Bulk excavation, foundations & inground services	7 months	November 2024	May 2025
CC3	Structure all levels All above ground services	7 months	March 2025	September 2025
CC4	Finishes, Landscape, facade, public domain works and remaining works	14 Months	May 2025	June 2026

#### **Achieving compliance across and between stages**

Pursuant to Condition A26(c) of SSD 9835, the Construction Environmental Management Plan (including sub-plans) has been developed to address impacts and detail mitigation and management measures for CC1 and CC2. Compliance with all conditions precedent to commencement will be undertaken for CC1 and CC2 as outlined in the Staging Report provided at Attachment 1 of this letter.

## **Managing cumulative impacts**

Pursuant to Condition A26(d), the proposed staging has been designed to consider the cumulative impacts where information is currently known and sought to defer elements which need finalisation of the construction sequencing or input from third parties (such as subcontractors).

The Early Works – Service Diversions and Stormwater Diversions associated with this project was completed by John Holland under “Early Works CC1”. The Early Works – Service Diversions and Stormwater Diversions are captured in Attachment 1 for reference only.

As the construction methodology for CC1 and CC2 is well understood, both CC’s have been considered together in key plans such:

- The Construction Traffic and Pedestrian Management Plan through modelling, expected vehicular movements, consideration of volumes on nominated heavy routes and the sizing access points, laydown areas and compound facilities; and
- The Construction Noise and Vibration Management Plan by modelling concurrent activities and determining predicted noise levels and identifying appropriate mitigation strategies

CC3 – CC4 will build up these baselines to further consider impacts, including any refinements and lessons learnt following construction commencement. In addition, external construction projects in the road network will be coordinated through the Sydney Coordination Office and in consultation with the proponents of the other major projects in order to identify potential cumulative impacts and potential strategies to minimise these impacts. Feedback received through these consultation strategies will be incorporated into revised sub-plans prior to the Contractor seeking approval of the revised sub-plans.

Furthermore, activities will be managed to consider impacts during events within the precinct (such as road closures, restrictions in activities, etc) as per the requirements of Condition C4 of the consent.

The purpose of this document is to address the requirements of Conditions A25 and A26 inclusive as they relate to the four proposed construction stages of construction. This version of the Staging Report has been prepared in consultation with Savills, the consultant appointed by Venues NSW to manage the post approval activities leading up to the commencement of construction. Feedback received from Savills has informed the finalisation of this Staging Report.

Further reviews of this Staging Report may be undertaken through the construction period, as required, in response to revised methods and equipment, as well as in response to the monitoring and evaluation of actual impacts. Subsequent updates will accordingly only need to be made only if the construction methodology, impacts or mitigation strategies are required to adopt a different approach. Should updates be required, the Staging Report will be submitted to the Planning Secretary/Certifier for approval.

## **Qualifications**

This Staging Report was prepared by Samantha Hamilton and reviewed by Nicholas Papanikolaou, both suitably qualified and experienced in construction / project management as well site / project planning, staging and methodologies. They both hold good working knowledge of the relevant standards, specifications and conditions applicable to this project.

Conditions A25 and A26 of SSD 9835 provide that that the project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

In anticipation of a May 2024 construction commencement date, the purpose of this letter is to address the requirements of Conditions A25 and A26 as they relate to the proposed construction staging. It is supported by the enclosed Staging Report which describes how the conditions will be met under the proposed staged arrangements.

At the present time, a decision has not been made regarding the staging (or otherwise) of the Precinct's proposed operation. Consistent with Conditions A25 and A25, a Staging report will be prepared prior to the site's operation and submitted to the Department outlining the proposed strategy at least one month before the commencement of operation (i.e.: May 2026).

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## ATTACHMENT 1 – Project Staging Matrix