

January 2026

INNER WEST
COX

Leichhardt Oval Refurbishment SSDA Design Report



Acknowledgement of Country

Cox acknowledges the Gadigal and Wangal peoples of the Eora Nation as the original inhabitants of the subject area, and the Gadigal people of the Eora nation as the original inhabitants of the land on which we work.

Aboriginal and Torres Strait Islander peoples have a connection to place, water, and community, maintained and developed over many thousands of years. We recognise the inherent cultural and ancestral significance in these connections, that sovereignty over these lands was never ceded and that it continues to be sacred to its rightful owners.

We pay respect to Elders past and present, and stand with all First Peoples in your quest for justice, truth telling, and reconciliation.

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Introduction



Background

Leichhardt Oval is a significant cultural and recreational facility in the Inner West Local Government Area. The Oval is considered one of Sydney's iconic suburban sporting venues, playing an important role in both the local and state sporting history as well as contributing to the cultural identity of the Inner West area.

Established in 1934 as a rugby league ground and the home of the then Balmain Tigers, Leichhardt Oval has an extensive history of supporting community and professional sports.

The Oval encompasses a historic grandstand, iconic natural and built landmarks, various facilities, and other buildings such as permanent catering infrastructure and toilet amenities.

Today the oval operates as one of the Wests Tigers' home grounds, hosting high attendance NRL games each year with additional regular NSW Cup and Jersey Flegg home games.

Beyond professional rugby league, the Oval supports a diverse range of sporting activities, including junior and community competitions across codes such as rugby union and football, and acting as the venue for significant finals such as the Harold Matthews and S.G. Ball Cup competitions, Sydney Rugby Union finals and NPL1 games.

In recent years, Leichhardt Oval has also successfully hosted major events including Sydney FC men's and women A-League games, Waratahs Rugby men's and women's games, Aboriginal Knock Out games, and marquee NRL fixtures like Pacific Test matches and NRLW semi-finals.

Despite its strong connection to the local community, rich history, and vibrant atmosphere, the Oval's ageing facilities now fall short of expectations for a landmark sporting destination and require essential upgrades to ensure it can continue to operate as one of Sydney's premier sporting venues.

Project description

This report supports a State Significant Development Application (SSDA) for the Leichhardt Oval Refurbishment (the project).

Refurbishment of the existing Leichhardt Oval at 68 Mary Street, Lilyfield to provide new and upgraded spectator and player amenities, broadcasting facilities, improved accessibility and increased number of fixed seating (no change to overall spectator capacity), including:

- Upgrades to the existing Western Grandstand, including:
 - Demolition of the existing spectator and player amenities located on the ground floor, existing seating, broadcast areas, hospitality and coaching facilities on level 2, existing stairs at the front of the grandstand and some facade elements.
 - Upgrades to the existing ground floor to provide new player change rooms and facilities, medical facilities, facilities for match officials and coaching staff, spectator amenities, utilities and other 'match day' related facilities,
 - Upgrades to and expansion of the mezzanine level within the grandstand to provide a new 'Grandstand Bar', gym, spectator amenities, stairs and storage, as well as the relocation of the existing telecommunications server,
 - Upgrades to the existing level 2 to deliver new spectator seating, corporate suites, television and radio broadcasting facilities, spectator amenities and the upgrading of the existing Centurions Lounge corporate area,
 - Improved spectator circulation and egress arrangements to meet standards and general upgrades and maintenance to the existing building.
- The construction of a new 'Northern Grandstand', including:
 - Earthworks and modification of existing retaining wall and embankment,
 - A new concourse to provide spectator amenities and food and beverage offerings,
 - New spectator seating to level 1 of the grandstand above the concourse,
 - The removal of 13 trees to facilitate the new grandstand,
- The replacement of existing seating to the lower seating bowl surrounding the playing field to provide greater amenity and improved wheelchair accessibility.
- Upgraded wayfinding and signage.

Context

Strategic context

Leichhardt Oval is located approximately 15 minutes from the Sydney CBD and 30 minutes from Parramatta and is situated within the Inner West Inner West Local Government Area (LGA). The Oval lies within the Eastern Harbour City District, as designated by the NSW Government's 'Greater Sydney Region Plan: A Metropolis of Three Cities, 2018'.

Leichhardt Oval is situated along major vehicular and public transport routes. Nearby Sydney Metro stations currently under construction include Bays West to the east and Five Dock to the west. The Oval is also within walking distance to the Sydney Light Rail and major road corridors, including the City West Link, Lilyfield Road and Balmain Road.

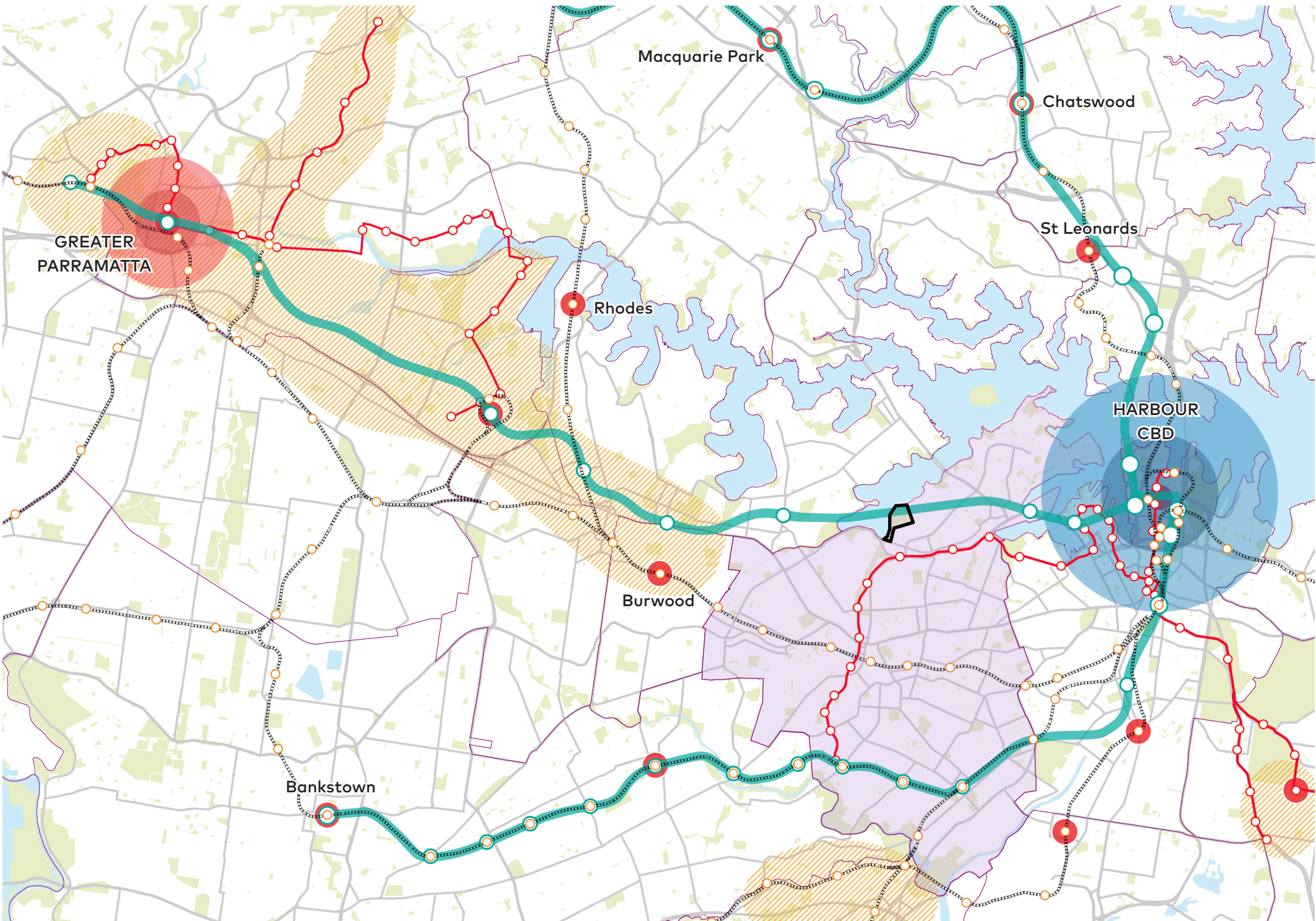
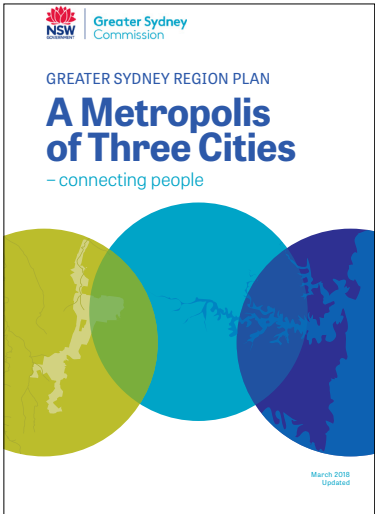


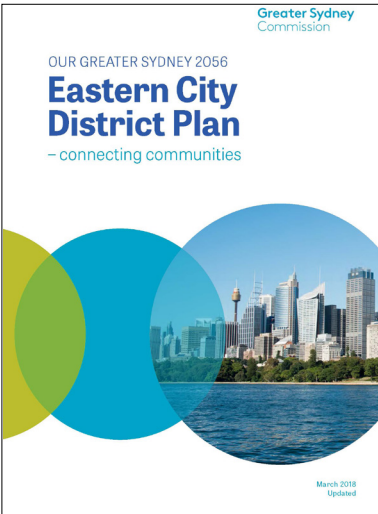
Figure 1: Strategic context

- | | | | | |
|--------------------------|-----------------|-----------------|--------------------|---------------------|
| Leichhardt Park boundary | Railway Station | Rail line | Harbour CBD | Inner West LGA |
| LGA boundaries | Metro Station | Metro line | Greater Parramatta | Urban Renewal Area |
| Major roads | Light Rail stop | Light rail line | Strategic Centre | Existing open space |

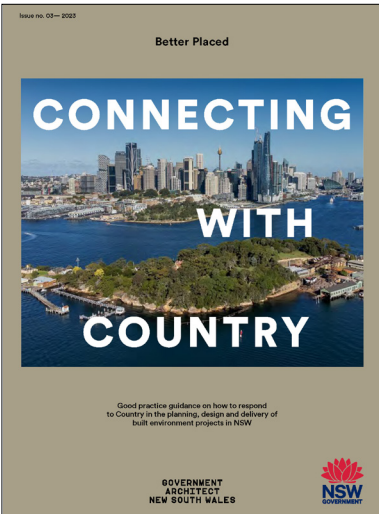
NSW Government Strategies




Greater Sydney Regional Plan:
A Metropolis of Three Cities



Our Greater Sydney 2056:
Eastern City District Plan



Connecting with Country
Framework



Staying Ahead: State Infrastructure
Strategy 2022-2042

The proposed upgrade and refurbishment of Leichhardt Oval is strategically aligned with a number of State Government Strategies including the overarching vision for Greater Sydney as outlined in the Greater Sydney Regional Plan. Specifically, the project supports the Eastern City District Plan's priorities for fostering healthy, creative, culturally rich, and socially connected communities and creating and renewing great places and local centres, while respecting the District's heritage.

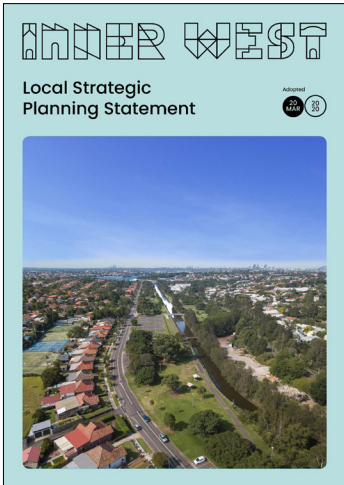
The project also aligns with the strategic directions of the State Infrastructure Strategy, contributing to a competitive visitor economy through the continued provision of high-quality cultural and sporting facilities.

Alignment with the Connecting with Country framework has been demonstrated through the incorporation of inclusive and culturally respectful design approaches. This has been achieved via ongoing collaboration and knowledge-sharing with both Aboriginal and non-Aboriginal stakeholders

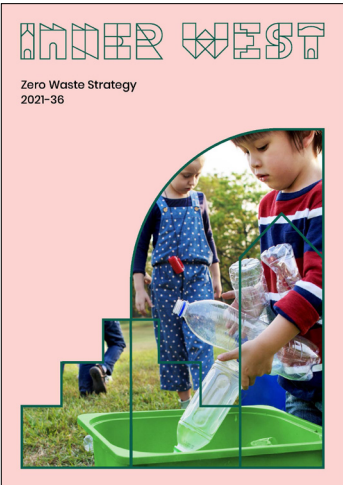
Locally, the project directly supports the objectives of Council's LSPS, particularly in relation to providing a rich diversity of functional, safe and enjoyable urban spaces and providing accessible facilities and spaces that support active, healthy communities.

The project's commitment to sustainability is demonstrated through the refurbishment and adaptive reuse of existing structures – including the Western Grandstand and existing materials. This process demonstrates a commitment to the principles of a circular economy and supports the objectives of Council's Zero Waste Strategy.

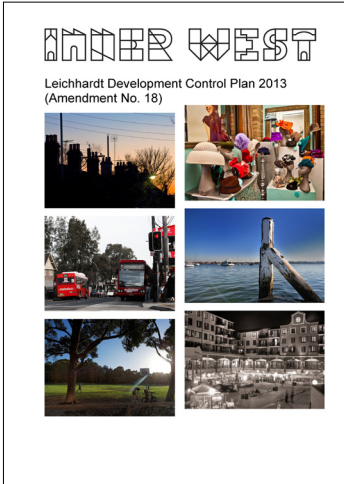
Inner West Council Strategies



Our Place Inner West Local
Strategic Planning Statement
2020 (LSPS)



Inner West Zero Waste Strategy
(2021-2036)



Inner West Development Control
Plan (2013) - Leichhardt



Inner West Local Environmental
Plan 2022 (LEP)

Regional context

Leichhardt Oval is located on the north-western extent of the Inner West LGA adjacent to Iron Cove. The Oval is part of a wider sporting and recreational precinct consisting of a number of sporting grounds and an aquatic centre.

Regional movement networks to and from the Oval are established along major vehicular and public transport routes, with the City West Link and Parramatta Road providing significant east-west regional connection. Similarly Lilyfield Road, Balmain Road and Victoria Road provide regional connection to the surrounding northern suburbs. Leichhardt Oval is situated along the Bay Run, a popular regional active transport route and attractor for the local community.

Currently there is an extensive network of sporting and recreational facilities within the context of the Inner West. However, Leichhardt Oval is unique in that it is a rectangular pitch that can accommodate up to approximately 18,000 spectators.

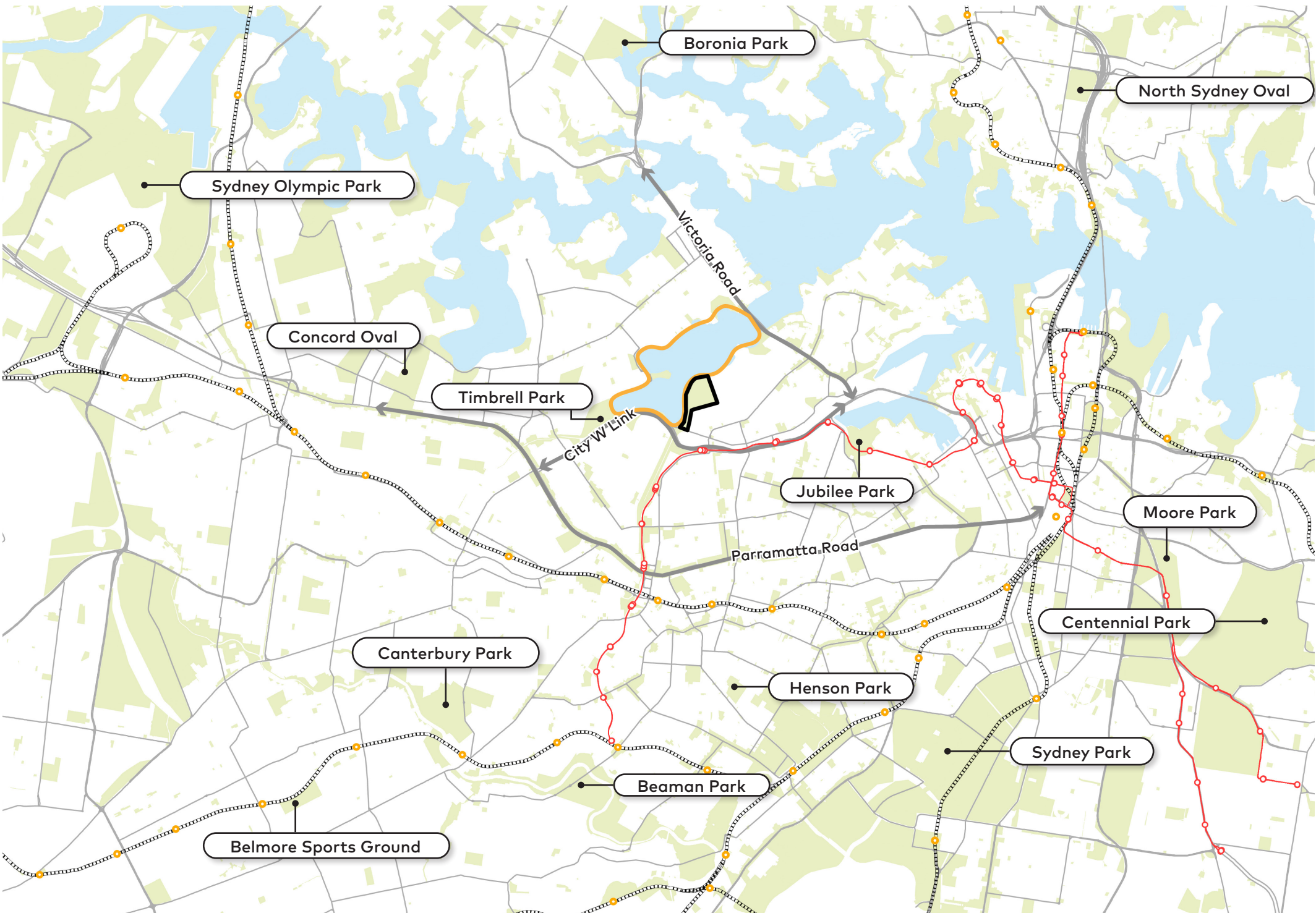


Figure 2: Leichhardt Oval site regional context

- Leichhardt Park boundary
- Key roads
- Roads
- Railway stop
- Light rail stop
- Rail line
- Light rail line
- The Bay run
- Existing open space
- Water

Local context

Leichhardt Oval is located within the broader Leichhardt Park precinct, which is zoned RE1 Public Recreation under the Inner West LEP. The Oval and surrounding area contain a variety of sporting and recreational facilities.

Leichhardt Park benefits from a number of social, commercial and recreational attractions, making it a valuable asset and significant gathering place for the local community.

Key attractors and considerations within the Oval's local context include;

1. Existing Stand
2. Wayne Pearce Hill
3. Trees
4. Heritage Trees
5. Public Entries to Leichhardt Oval
6. Vacant Uniting Church Site
7. Early Learning Centre
8. Existing Car Park
9. Leichhardt Park Aquatic Centre
10. Leichhardt Oval 2
11. Glover Street Sporting Ground
12. Outdoor Playground
13. Skate Park
14. The 'Bay Run'
15. Le Montage
16. Leichhardt North Light Rail Station
17. Bus Routes
18. Orange Grove Public School
19. Callan Park



Figure 3: Leichhardt Oval site context



Movement and access

Regional access is afforded by the City West Link via a signalised intersection at James Street. The main vehicular access point into Leichhardt Oval is from the southern boundary of the site along Glover Street and Mary Street. On street parking is dispersed around the Oval, with dedicated parking to the west serving the Leichhardt Park Aquatic Centre, Oval and surrounds.

The local road network is two way and circles the Oval along Mary Street connecting to Glover Street. The loop system distributes traffic to various sporting related destinations and attractions within the broader precinct including the aquatic centre and the outdoor playing fields.

The Oval is located within walking distance of numerous bus stops on Mary Street, Perry Street and Balmain Road. The site is also located approximately 700 metres north of Leichhardt North Light Rail Station, which provides light rail services along the L1 line, providing connections to Dulwich Hill and Central Station. Metro stations currently under construction at Bays West and Five Dock form part of the wider transport context.

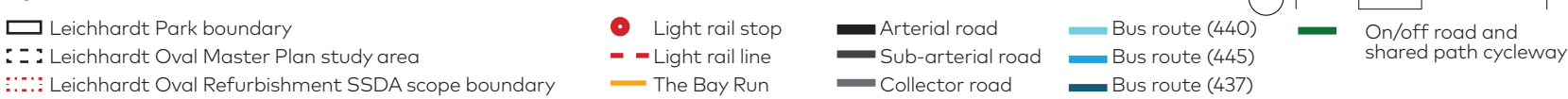
However wayfinding and signage from the Oval to these nearby public transport nodes including the Light Rail, bus stops and future Metro Stations are currently limited.

The Bay Run is an important movement route for the regional area. Acting as a major running, walking and cycling circuit route for the wider regional community.

Bicycle paths and facilities are available throughout the surrounding area, including a network of shared paths along the Bay Run and both on-road and off-road bicycle routes located on Glover Street and Lilyfield Road.



Figure 4: Leichhardt Oval site movement



Site analysis

The Leichhardt Oval Refurbishment project scope area sits within the broader Leichhardt Oval Master Plan study area. The Master Plan was developed with consideration of the broader local context. It not only provided recommendations, design guidance and future vision for the Oval but also responded to the character, function, and future potential of the surrounding areas and adjoining land uses.

Existing facilities situated within and directly adjacent to the Oval include:

- 1. Latchem Robinson Stand
- 2. Centurions Lounge
- 3. Secure zone
- 4. Keith Barnes Stand
- 5. Wayne Pearce Hill
- 6. Scoreboard
- 7. Seating bowl and concourse
- 8. Mary Street Gate
- 9. Glover Street Gate
- 10. Carpark
- 11. Storage areas
- 12. Underground water tanks
- 13. Recent male amenities upgrades
- 14. Temporary game day facilities
- 15. Male and female toilets
- 16. Food and beverage stalls
- 17. Bar stalls
- 18. Ticket stalls

The current project scope is confined to a defined area encompassing the existing built form and seating bowl. The project scope is outlined in greater detail in the following chapter.

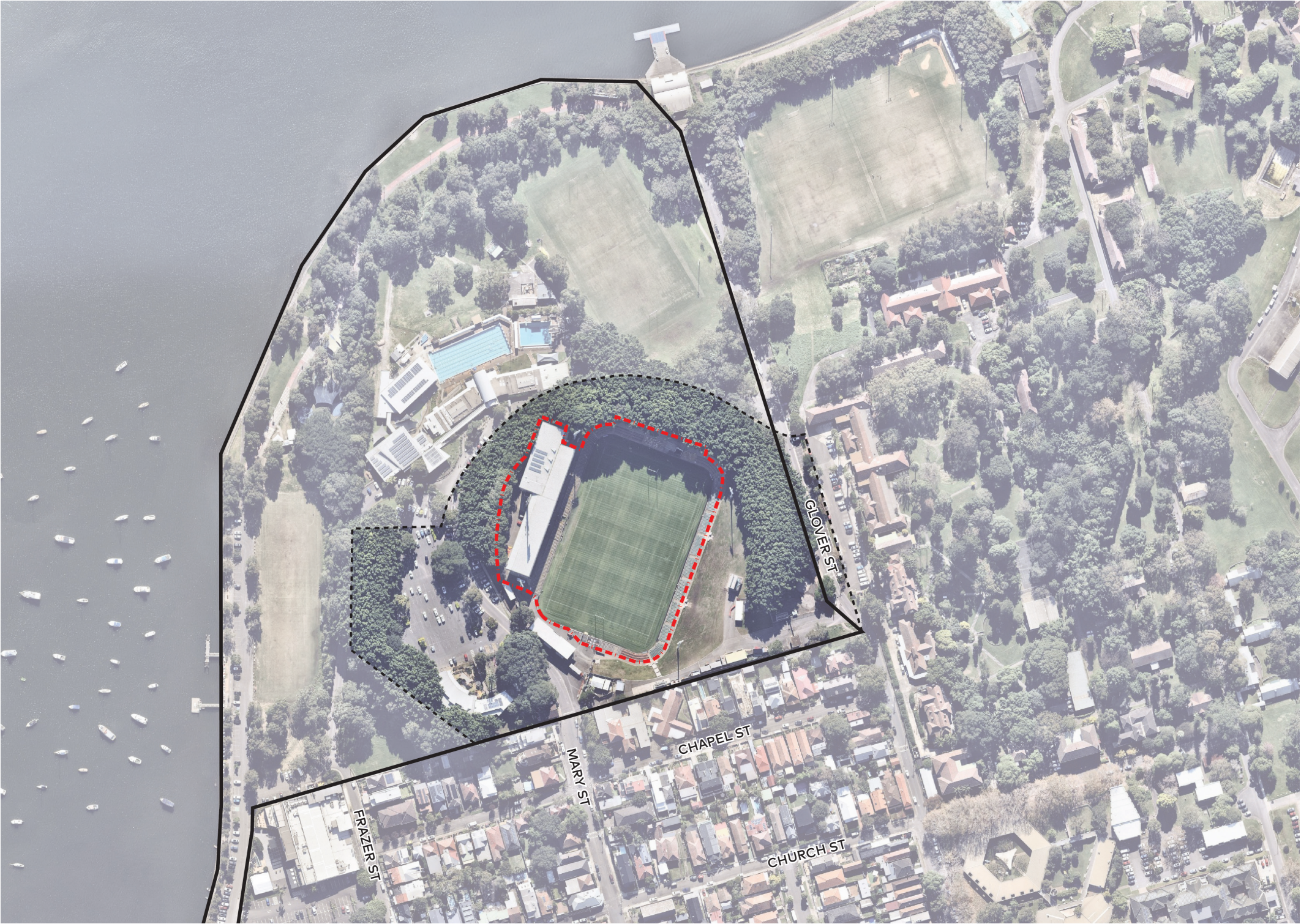


Figure 5: Leichhardt Oval

- Leichhardt Park boundary
- - - Leichhardt Oval Master Plan study area
- . . - Leichhardt Oval Refurbishment SSDA scope boundary





Figure 6: Wayne Pearce Hill and seating bowl



Figure 8: Temporary game day facilities and stalls

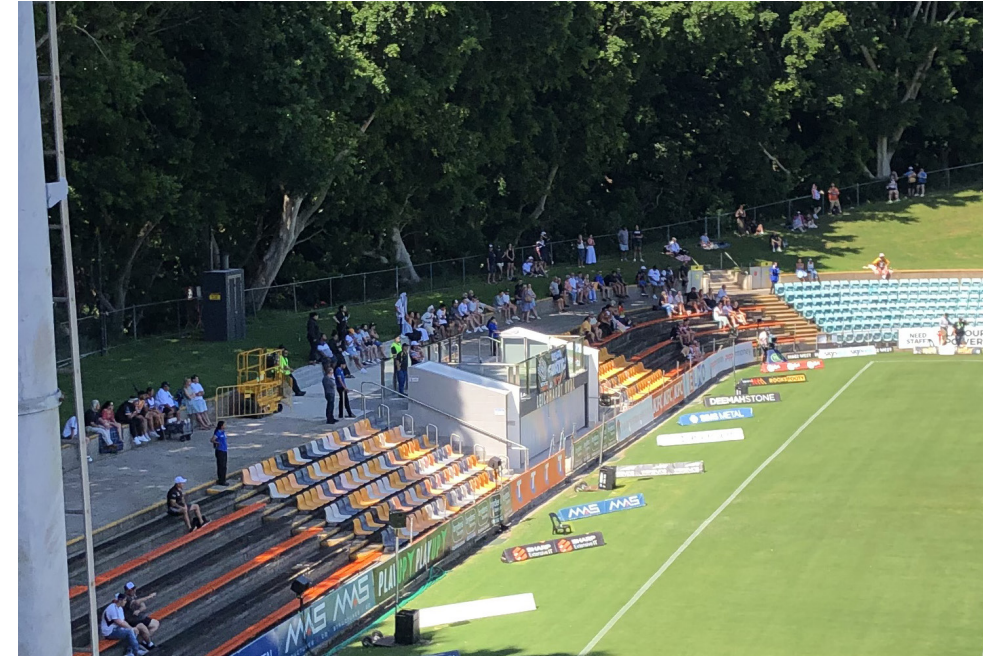


Figure 9: Male amenities upgrades



Figure 7: Secure zone behind grandstand



Figure 10: Male and female toilets and bar stalls



Figure 11: Latchem Robinson Stand

Topography

One of the significant natural attributes and constraints of the Oval site is the topography.

The Oval consists of a flat rectangular field of play sunken below the surrounding seating bowl, along with a gently sloped hill to the east of the field providing a natural elevated position for spectators.

The surrounding area consists of hilly terrain which falls to the north and west of the site towards the Iron Cove foreshore, with a significant change in elevation along Mary Street and the northern extents of the site.

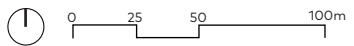
This change in elevation separates the Oval from the surrounding area, producing a natural barrier and reduced accessibility between the Oval and adjacent sporting facilities to the north.



Figure 12: Topography

- Leichhardt Park boundary
- Leichhardt Oval Master Plan study area
- Leichhardt Oval Refurbishment SSDA scope boundary

Contour (2m)



Access and Circulation

Vehicular access to the Oval is provided by Mary Street and Glover Street, with a loop road between the streets providing vehicular circulation around the Oval.

There are two separate gates providing spectator access to the Oval located at the southern end of the site at Mary Street and Glover Street.

Spectator circulation from the Mary Street gate and around the Oval is supported by an internal concourse above the seating bowl and field of play, with access from the Glover Street gate around Wayne Peace Hill.

Service and emergency vehicle access is located adjacent to the Keith Barnes Stand providing direct access to the field and parking positioned behind the existing grandstand, with additional service vehicle access and parking located along Lauries Lane.

An egress staircase located behind the existing grandstand also provides access for back of house staff to the Mary Street Carpark.

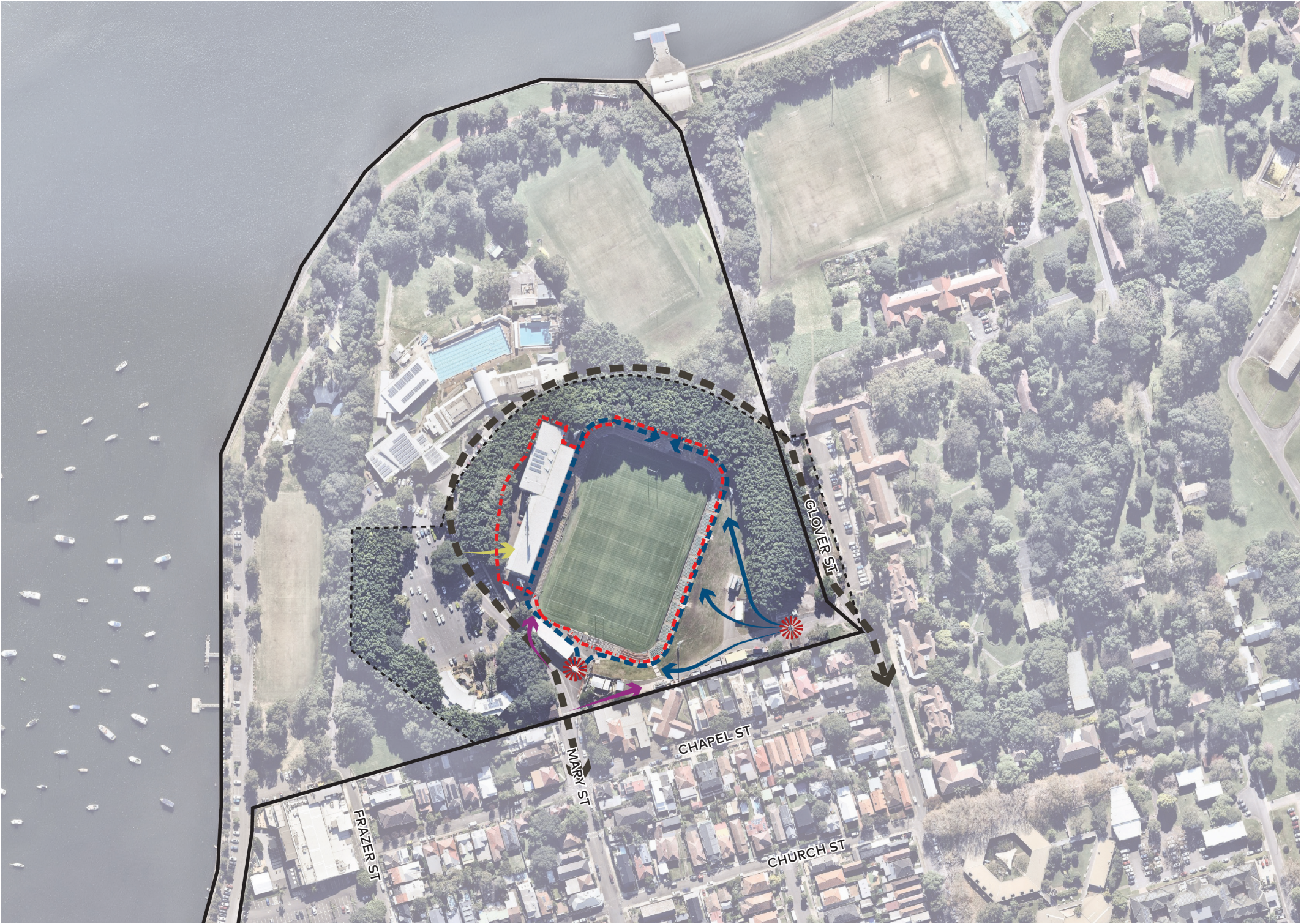


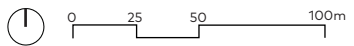
Figure 13: Access and circulation

- Leichhardt Park boundary
- Leichhardt Oval Master Plan study area
- Leichhardt Oval Refurbishment SSDA scope boundary

- Spectator access
- Service vehicle access
- Back-of-house access

- Vehicle circulation
- Spectator circulation

- Oval gates



Ecology

The Oval does not contain any identified threatened species or conservation areas, however there are a range of ecological elements and significant green infrastructure links contained in and around the wider Leichhardt Park.

A collection of Moreton Bay fig trees are located at the Mary Street entrance that are identified to hold heritage significance, with a further collection of Hills Fig and Cedar Wattle trees located around the periphery of the Oval which have perceived community value.

Ground surfaces across Leichhardt Park are characterised primarily by open grassed playing fields and recreational areas with tree cover and under storey plantings concentrated between open spaces.

Leichhardt Park also forms the beginning of the Greenway and Hawthorne Canal priority Green Grid project area, linking a series of open spaces between Iron Cove and the Cooks River to the south.

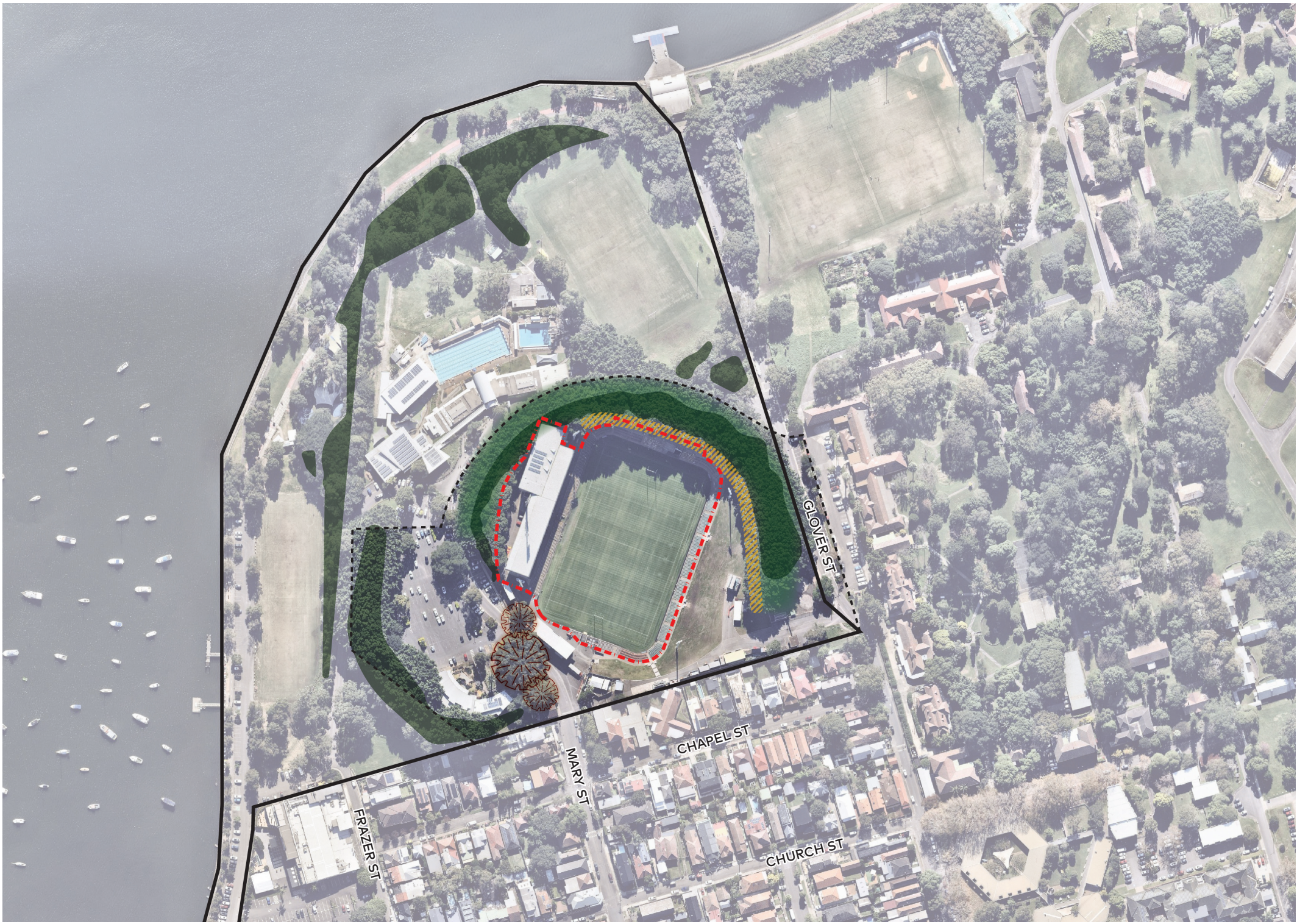


Figure 14: Ecology

- Leichhardt Park boundary
- Leichhardt Oval Master Plan study area
- Leichhardt Oval Refurbishment SSDA scope boundary
- Under storey planting areas
- Significant Trees
- Potential root extensions into site
- Heritage Trees





Figure 19: Strand of trees at the northern boundary



Figure 15: Heritage listed Moreton Bay Fig Trees at the Mary Steet entrance



Figure 18: Shaded understorey planting areas under significant trees



Figure 20: Strand of trees at the northern boundary behind the Wayne Pearce Hill Scoreboard



Figure 16: Existing trees around Oval



Figure 17: Understorey planting areas between open space and playing fields

History and heritage

Leichhardt Park including Leichhardt Oval is considered to hold historic, aesthetic and cultural significance as a surviving example of late 19th century parkland and sports oval development.

Two items relating to the site are identified as heritage items, being the entire Leichhardt Park area (Item I716) and four fig trees (Item I83).

Specific items in Leichhardt Oval are not outlined by the heritage register, however items that are considered to hold significant perceived value by the community include:

- Keith Barnes Stand
- Wayne Pearce Hill and scoreboard
- Trees surrounding the oval

Proposed developments on the site are required to be sympathetic and not overshadow the heritage character of Leichhardt Park.

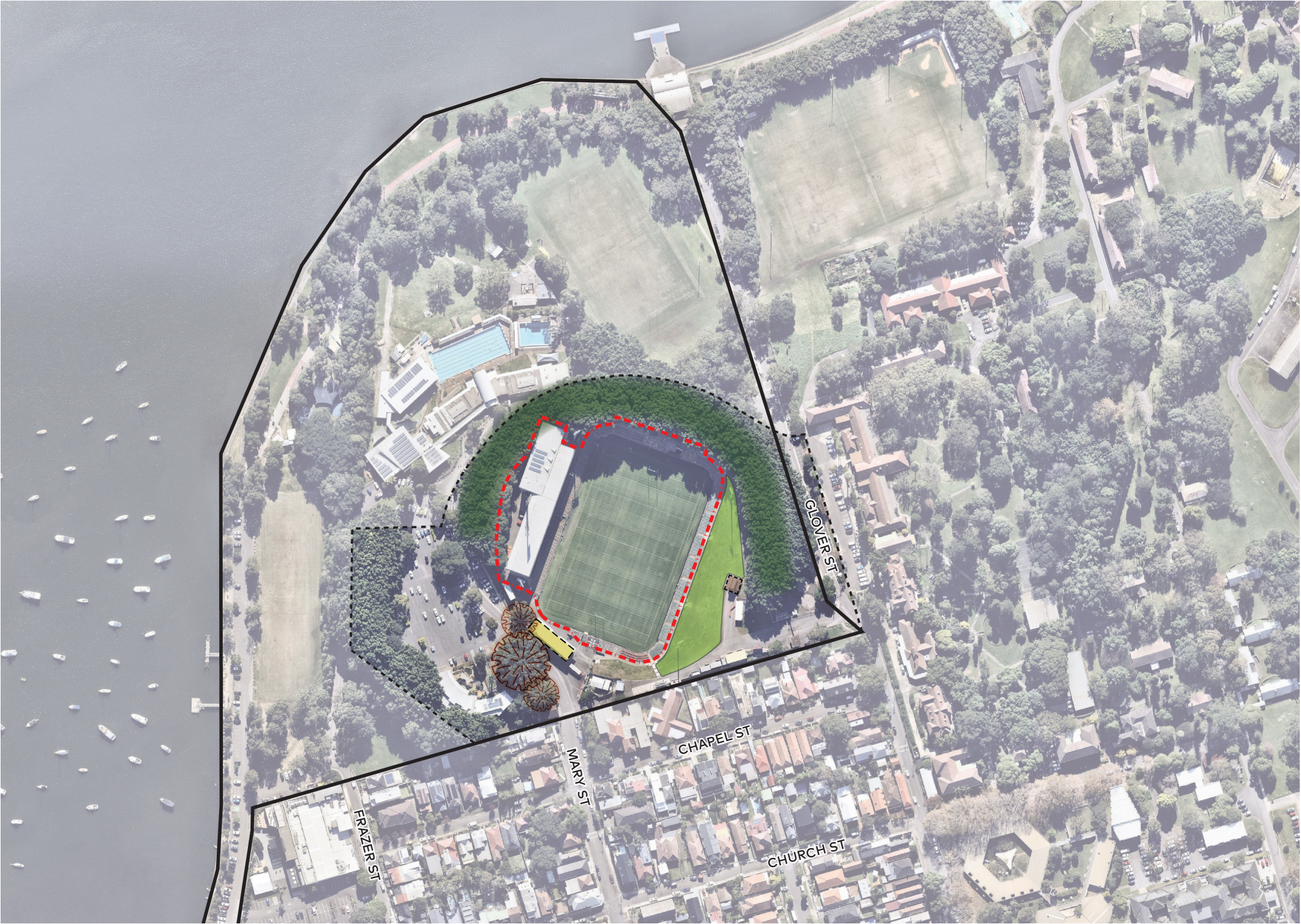


Figure 21: Heritage and built considerations

- | | | |
|---|--------------------|----------------|
| Leichhardt Park boundary | Keith Barnes Stand | Heritage Trees |
| Leichhardt Oval Master Plan study area | Scoreboard | Stand of trees |
| Leichhardt Oval Refurbishment SSDA scope boundary | Wayne Pearce Hill | |



Figure 27: Wayne Pearce Hill and scoreboard



Figure 22: Wayne Pearce Hill scoreboard



Figure 23: Keith Barnes Stand and Mary Street Gate



Figure 24: Collection of trees



Figure 25: Heritage listed Moreton Bay Fig Trees at the Mary Steet entrance



Figure 26: Keith Barnes Stand and Mary Street Moreton Bay Fig Trees

Morphology

Leichhardt Oval has changed configuration and orientation over time.

First used as a rugby league venue in 1934, the Oval underwent a major reconfiguration during the 1970s when the orientation of the ground was changed from east-west to north-south. Trees around the Oval were planted during the 1980s and 1990s.



Figure 28: Leichhardt Oval 1943



Figure 30: Leichhardt Oval 1961



Figure 29: Leichhardt Oval 1982



Figure 31: Leichhardt Oval 2000



Figure 32: Leichhardt Oval 2025

The process



Project timeline summary

This page presents a graphic outlining the project timeline to date for the Leichhardt Oval Refurbishment. Detailed summaries of completed project stages are provided in the following section.

As illustrated in the adjacent Figure, this process has evolved progressively. The Master Plan stage addressed the broader context, including surrounding links, interfaces, movement, and key constraints. The Concept Designs developed as part of the Master Plan focused on modular components within the Oval. The Leichhardt Oval Refurbishment, which is the focus of this SSDA report, represents a further refinement of the project scope.

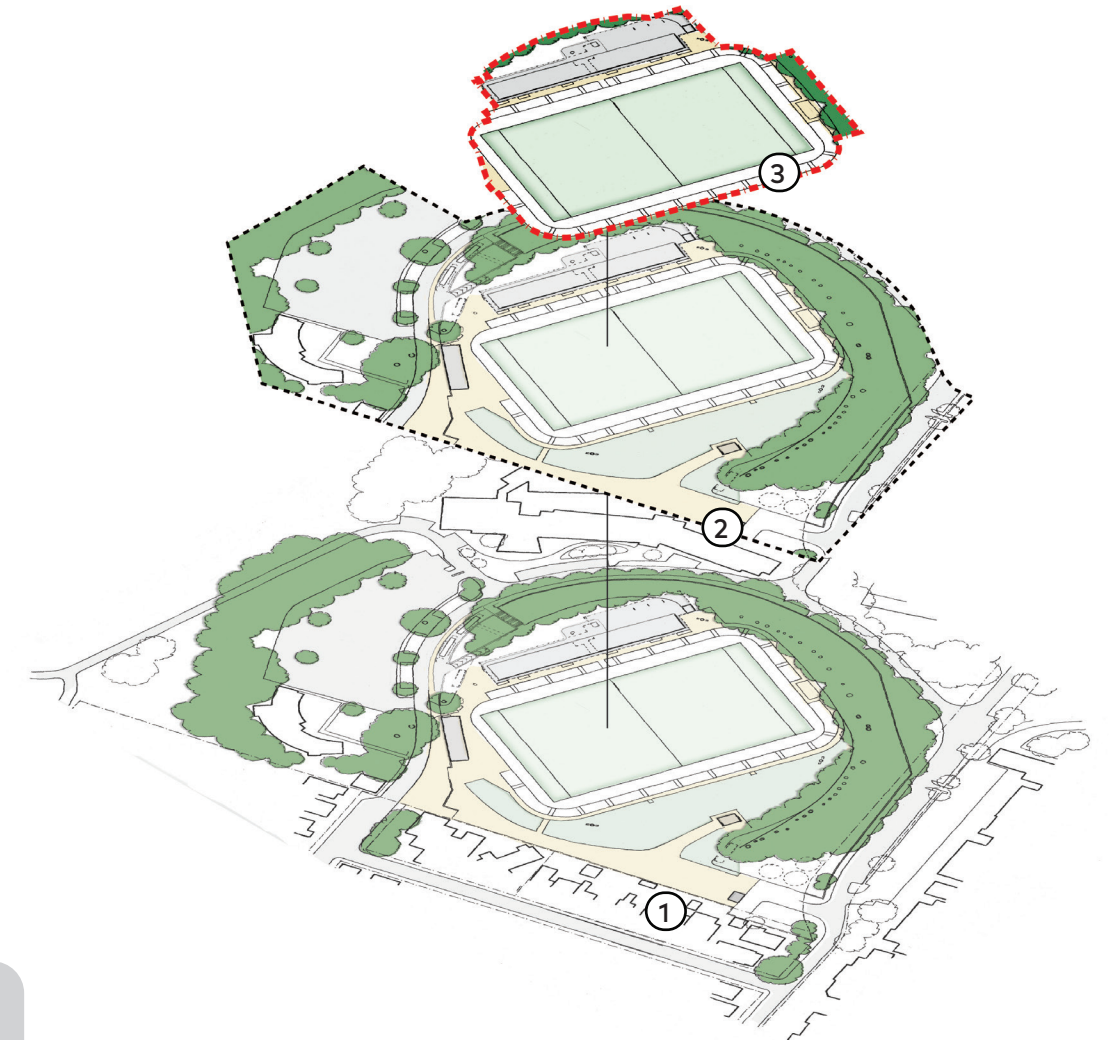
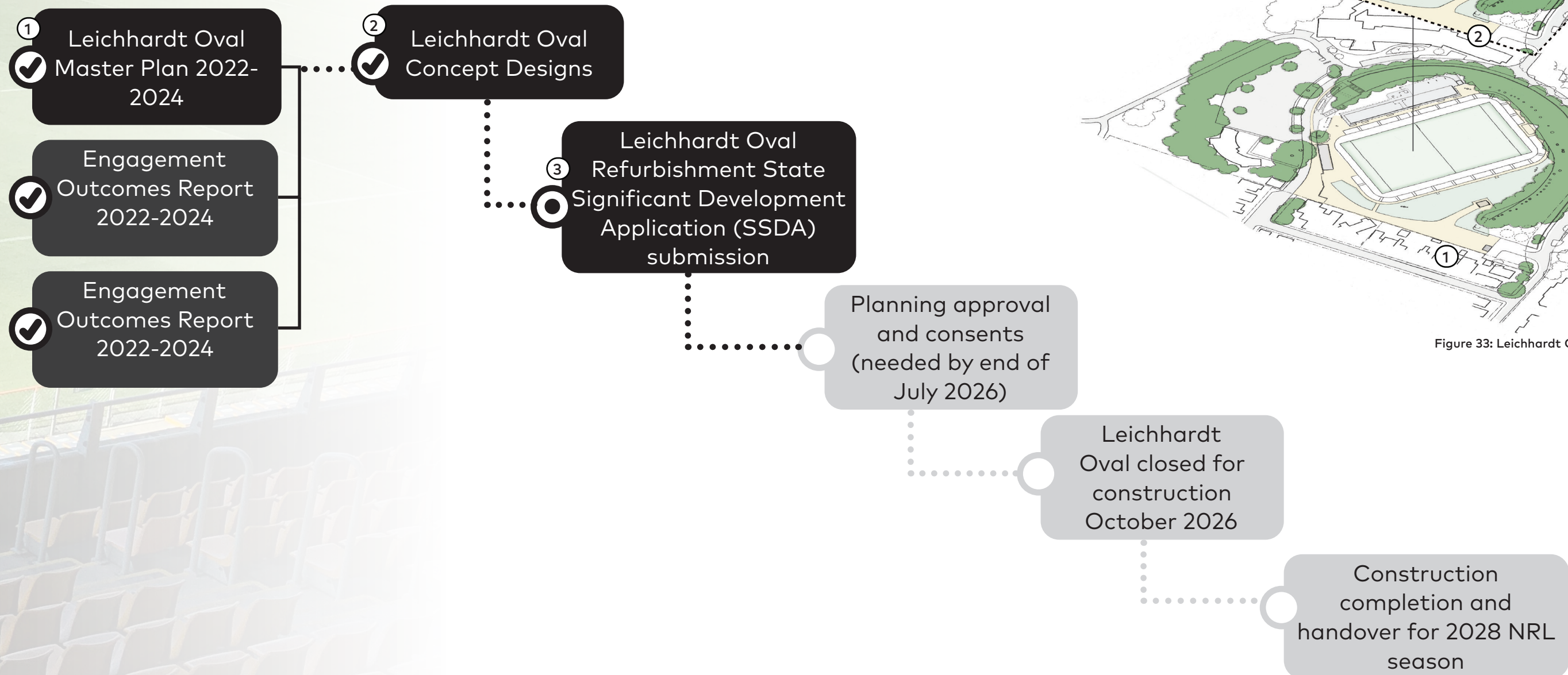


Figure 33: Leichhardt Oval scale process

Connecting with Country

The NSW Government has made a clear commitment under the Connecting with Country Framework for all NSW built environment projects to be developed with a Country-centred approach guided by Aboriginal people.

To ensure Leichhardt Oval’s design respects this Country-centred approach, guidance was received from the local Aboriginal community through engagement sessions and a Connecting with Country walk.

Engagement with the Aboriginal community for Leichhardt Oval has included the following:

- January 2023 – The Inner West Council Aboriginal and Torres Strait Islander Local Democracy Group was contacted and provided with the draft master plan summary
- March 2023 - Inner West Council Connecting with Country representative present at the Design Charrette
- September 2025 - Walk on Country with Metropolitan Local Aboriginal Land Council
- September 2025 - Advertisement for Registered Aboriginal Parties
- October 2025 - Walk on Country led by Aunty Deborah (IWC Cultural Advisor)
- Ongoing - Inner West Council Cultural Advisor involvement in the Project

The most recent Connecting with Country walk led by Aunty Deborah Lennis facilitated by Inner West Council and attended by the project team was held on the 31st of November 2025. The walk provided invaluable insights into Aboriginal culture, history, and the deep connection to Country. The walk additionally reinforced that Aboriginal history is a living culture and integral to contemporary Australia. Some key insights from the walk are noted below:

- Country: While Leichhardt Oval itself is a site that has been significantly modified, the wider area of Leichhardt Park is rich in cultural history. Aunty Deborah highlighted the 7,000+ year history of Indigenous life in the area, intrinsically linked to waterways, wetlands, and sandstone formations. The walk emphasised the need to consider the land’s history and ecological significance in all project phases.
- Relationships: Aunty Deborah’s sharing of stories and knowledge built a deeper understanding of the reciprocal relationship between Indigenous people and the land. The walk acts as a starting point between building respectful relationships with First Nations communities.
- Capability: Aunty Deborah’s insights into traditional practices – fishing, foraging, fish traps, sustainable resource management – demonstrate a wealth of knowledge that can inform more holistic and sustainable design outcomes.

The walk highlighted several elements that could be incorporated into current and future projects:

- Storytelling through art: The reference to existing contemporary artwork by Edwards Clarke in the wider Leichhardt Park demonstrates the power of art in preserving and sharing cultural narratives. This could inspire the integration of additional Indigenous artwork or design motifs in Leichhardt Oval.

- Waterway and foreshore: The significance of waterways and foreshore areas for fishing, gathering, and cultural practices provides opportunities to incorporate these elements into landscape design and sustainable water management.
- Native plant and animal integration: Aunty Deborah’s discussion of native plants (She-Oak) and the importance of protecting fauna (bowerbird) emphasises the need for biodiversity in design and the incorporation of Indigenous ecological knowledge.
- Missing representation: The lack of Indigenous representation in public spaces, particularly sporting arenas, presents an opportunity to advocate for inclusive design that celebrates Indigenous culture and achievements.



Figure 34: Fish Traps by Edwards Clarke (2019) located in King George Park photo taken from site Connecting with Country walk 31st November 2025



Figure 35: Connecting with Country walk site image 31st November 2025 -Fish Traps by Edwards Clarke (2019) located in King George Park



Figure 38: Connecting with Country walk site image 31st November 2025



Figure 36: Connecting with Country walk site image 31st November 2025



Figure 37: Connecting with Country walk site image 31st November 2025

Leichhardt Oval Master Plan 2022-2024

Between 2022 to 2024 the Inner West Council undertook the Leichhardt Oval Master Plan. The Council sought a comprehensive Master Plan to bring facilities up to modern standards and to ensure the continued prominence of Leichhardt Oval as a premier destination for professional and community sports.

The Master Plan provided a sound basis for the ongoing management of Leichhardt Oval, in identifying and prioritising areas for intervention while working to uphold and preserve the ground's iconic heritage features.

The Master Plan was instrumental in establishing a clear vision for Leichhardt Oval and sourcing government funding in order to facilitate the necessary developments.

Council engaged with the Inner West community and a number of stakeholders for input in to the future master planning for Leichhardt Oval. Separate engagement periods were conducted between November 2022 and July 2023 over two rounds to inform initial design concepts and refine the ongoing direction of preliminary planning. The outcomes and feedback captured during these engagement periods have been collated in the Engagement Outcomes Report.

The Master Plan received endorsement from Council in October 2023.

In June 2024, the Commonwealth, State and Local Governments formed a funding partnership to secure the future of Leichhardt Oval.

A series of design concepts have since been developed to assist Council's decision-making on how to achieve best value-for-money and improved facilities for Leichhardt Oval.

These concept designs underwent numerous testing and costing to reach the final design which forms the basis of this SSDA. What can be covered under the current funding provided has formed the extent of this projects scope.



Figure 39: Leichhardt Oval Master Plan 2022-2023



Figure 40: Leichhardt Oval Master Plan - Engagement Outcomes Report 2022-2023

Figure 41: Leichhardt Oval Master Plan - Stakeholder Engagement Outcomes Report 2022-2023

Master Plan Principles

The Master Plan Principles build on the Vision for the overall precinct which is to *“provide clear direction to ensure the ongoing and future relevance of Leichhardt Oval as a premier sporting venue which can attract community and high-level events, games and training; and maximises the use of the ovals assets and spaces, including the functionality of the Leichhardt Park Aquatic Centre and adjacent ovals.”*

The key principles include:

- Creating additional amenity and facilities for users to support the growth of Leichhardt Oval and define it as a high standard event, function and conference facility
- Celebrating the history of Inner West sport and rugby league
- Mitigating impacts on the surrounding areas through the development of effective and innovative practices
- Incorporating ESD outcomes
- Protecting the landscape and ecology of the site by retaining significant vegetation and trees and restoring it to surrounding natural ecosystems
- Delivering dedicated pedestrian and cycle paths that provides external links between public transport, the Oval itself, and key destinations and attractors within the site and local context
- Ensuring links within the site are efficient and safe for users

Engagement Outcomes Report

Council engaged with the Inner West community and a number of stakeholders for input in to the future master planning for Leichhardt Oval.

Some issues and ideas highlighted from engagement include:

- An emphasis on finding environmentally and financially sustainable solution
- Transport, traffic, parking and infrastructure provision are core community concerns
- Better access and options are needed for public and active transport
- There is a desire for building stronger neighbourhoods through better facilities for socialising in the public realm

Consistent themes that arose during feedback have been summarised below:

Access

- Safe pedestrian access to/from the ground - closure of streets etc..
- Dedicated event public transport services and wayfinding to/from Leichhardt Oval
- Improved, expanded parking and circulation around the ground
- Emergency vehicle egress separate to crowd viewing areas

Public domain

- Retention of The Hill with minor accessibility and safety upgrades
- Preservation of trees surrounding the oval

Facilities

- Public facilities, DDA compliant circulation, accessible seating and amenities
- Council, or community run, cultural events outside of sporting windows
- Increased weather protected viewing areas (standing or seating)
- Reconfigured southern end to include new undercover seating, amenities, food and beverage, grounds-keeping, storage, ticketing, merchandising
- New stand to the north to include additional corporate offerings, covered seating
- Corporate facilities expansion and upgrades
- Museum at the gateway to the precinct



Figure 42: Community engagement session



Figure 43: Master Plan stakeholder engagement session



Figure 45: Design charrettes conducted with stakeholders



Figure 44: Community engagement pop-ups

Leichhardt Oval Master Plan Concept Options (A-F)

Several preliminary concepts were generated throughout the Master Plan process to achieve the vision and respond to the principles. These preliminary concepts were developed to be modular, providing options for the upgrade depending on available funding.

All options focused on adaptive reuse, thereby focusing on identifying upgrades to this valuable community institution instead of seeking to build a new stadium. All options included preserving the heritage of the historic Keith Barnes Stand and Wayne Pearce Hill.

The preliminary concepts previously investigated and assessed are outlined below:

- **Concept A:** Museum of Inner West Rugby League
- **Concept B:** Additional Northern Grandstand
- **Concept C:** New and upgraded lower seating bowl
- **Concept D:** Additional parking and the development of a 2 level car park
- **Concept E:** External works and general improvements to accessibility, amenity and lighting around the oval

Concept F: Upgrades to the Western Grandstand. Includes the following potential outcomes pending the level of funding:

- Moderate Option
 - Upgrades to corporate and media amenities to the upper level
 - New mezzanine floors at rear with multi-purpose rooms
 - New and upgraded players and public facilities to ground level
 - New emergency ambulance ramp and broadcast access to lower level with new lift to ground level and above levels
- Major Option
 - New media level above the Centurions Lounge and new roof
 - New corporate amenities to upper level
 - New public amenities to ground level
 - New and upgraded players and public facilities to ground level
 - New emergency ambulance ramp and broadcast access to lower level with new lift to ground level and above levels



Figure 46: Masterplan of proposed options and preliminary concepts

Concept

Museum of Inner West Rugby League

New Northern Stand

- New Northern Grandstand and seating for 1,580
- New hybrid roof structure
- New corporate / public food + beverage at player level

Upgraded Lower Seating

- Seating Bowl - seating for 4,061
- Western Grandstand - seating for 1,977
- Keith Barnes Stand - seating for 280

2 Level Car Park

- New 100 cars, 2 level car park constructed over the existing car park

General improvements

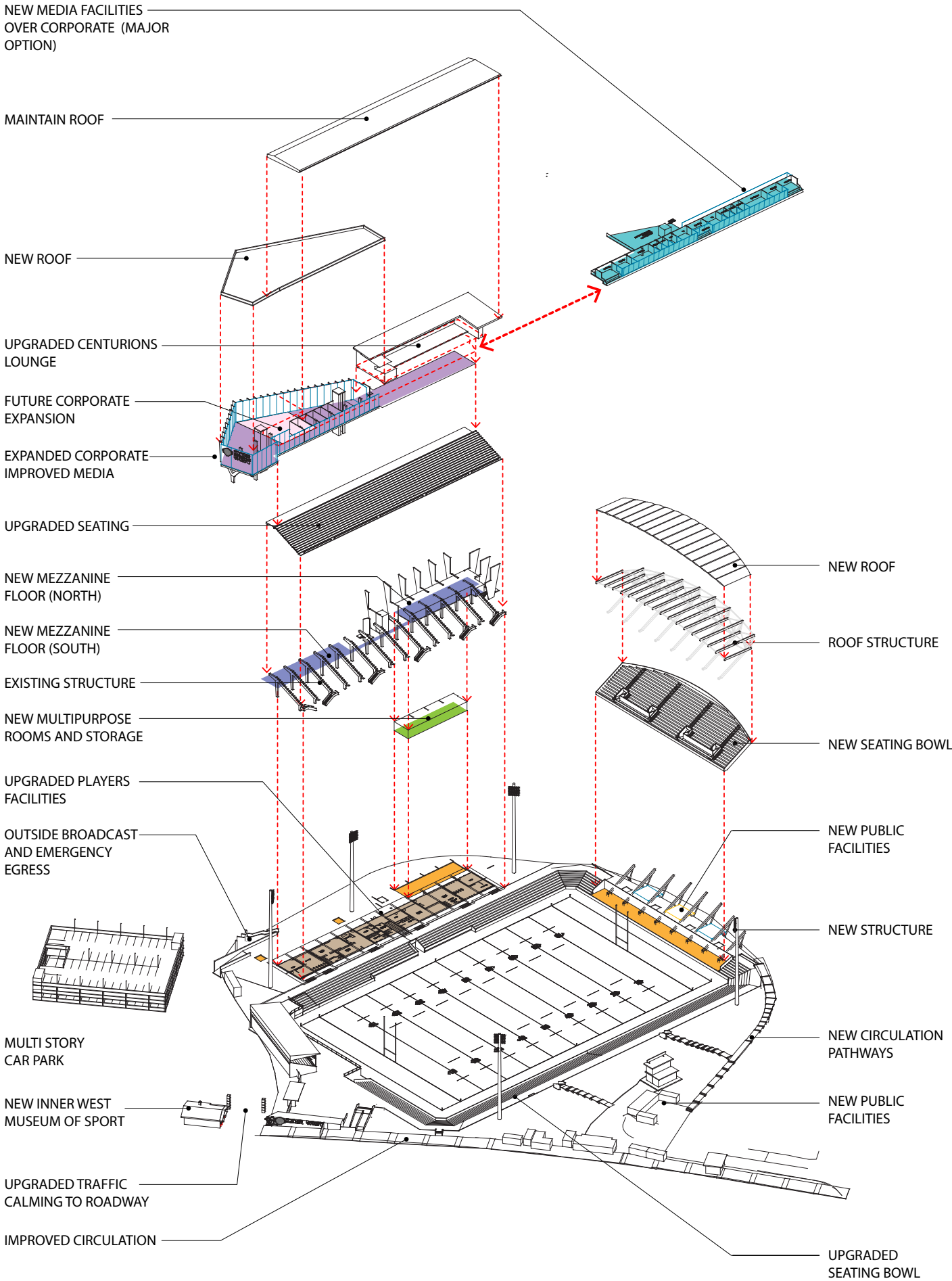
- Improvements to accessibility and amenity around the oval + New LED Sports Lights
- Disabled access to perimeter of seating bowl, including new ramp to / from Glover Street
- Lauries Lane upgrade, pathways, landscaping, hard paving

Moderate Option: Upgraded Western Stand

- New corporate facilities incl. F + B to southern end
- 2x New mezzanine floors with multipurpose rooms
- New and upgraded players home and away facilities
- New ramp entry for emergency ambulance and reconfigured broadcast access at Mary Street
- Refurbish Ground Floor
- New multipurpose rooms -
- Mezzanine over (north)
- Mezzanine over (South)
- Seating upgrade
- Corporate & Kitchen
- Additional Corporate

Major Option: Upgraded Western Stand

- New media level and raised roof
- Centurions Lounge upgraded
- New corporate facilities incl. F + B to southern end
- Seating reconfigured to allow for additional seating with access from internal walkway
- New mezzanine floor with multipurpose rooms
- Additional public amenities including F +B at ground level
- New and upgraded players home and away facilities lowered to pitch level
- New basement entry for emergency ambulance and broadcast access at Mary Street
- New emergency ambulance and broadcast access to lower level with new lift to ground level and above levels



The Project



An aerial photograph of a large stadium filled with a dense crowd of spectators. The stadium is surrounded by lush green trees and a body of water is visible in the background. The image is slightly faded to serve as a background for the text.

Vision

"Our vision for Leichhardt Oval is to create a dynamic and welcoming stadium where safe, equitable access and seating to a modern stadium standard is fundamental, fostering a sense of belonging and providing unforgettable experiences for every attendee."

Leichhardt Oval Refurbishment

Project brief and scope

The Leichhardt Oval Refurbishment project includes the following elements.

- Lower Seating Bowl – new seats and accessible facilities
- Western Grandstand (Player Amenities) – 2 new and 2 refurbished change rooms to football code requirements
- Western Grandstand to include new seating plus improved facilities for spectators, sponsors and media
- Northern Grandstand with 1,722 seats
- Signage and Wayfinding
- New trees planted elsewhere in Leichhardt Park

This forms the extent of the project scope. Any upgrades or interventions beyond these elements are not part of this current project and may only be identified as future opportunities.

The proposed Leichhardt Oval shall have increased seating, without changing the overall maximum capacity of approximately 19,000 spectators. The change to spectator seating numbers is as follows:

Area	Current	Proposed	Difference
Lower Seating Bowl <ul style="list-style-type: none">• GA seats• Wheelchair and enhanced	3,8878	4,67939	79231
Western Grandstand <ul style="list-style-type: none">• Member seats• Wheelchair and enhanced• Corporate and OCR	1,4002425	1,4219529	217104
Keith Barnes Gandstand	318	318	nil
Northern Grandstand <ul style="list-style-type: none">• GA Seats	nil	1,722	1,722
TOTAL FIXED SEATS	6,040	8,717	2,677

The stadium shall be accessible for all visitors and suitable for Rugby League, Rugby Union and Football (Soccer). In order to ensure this the design shall comply with the following:

- National Construction Code 2022
- The Guide to Safety at Sports Grounds, 6th Edition, UK Sports Grounds Safety Authority
- Stadium Technical Requirements, 2023 Football NSW
- NRL Stadium Design Specifications 2022
- Rugby Australia National Facilities Guidelines, 2020



Figure 47: Project scope
■ Leichhardt Oval Refurbishment SSDA scope boundary
■ Leichhardt Oval external fence

1. Western Grandstand Player Amenities

- Demolition of the existing ground floor of the Western Grandstand, and construction of new NRL compliant players facilities within an extended footprint
- All new player and officials' facilities, including 4 change rooms, 2 shared strapping rooms, 2 shared recovery rooms, doping control room, team kit/ briefing rooms, player medical room, officials' change room and amenities
- A new mezzanine level
- Reconfiguration of ground floor public amenities and toilets



2. Western Grandstand – modern facilities for spectators, sponsors and media

- All new 'Stadium' seats for comfortable, safe and equitable experience, with allowance for add-ons (cupholder/padded seats)
- Demolition of eastern stairs to improve access to seating bowl
- New direct access to Western Grandstand from a mezzanine with dedicated corporate, food & beverage offerings
- Reconfiguration of corporate, coaches and media boxes, and back-of-house corridors, to be air-conditioned and accessible
- Renovation and reconfiguration of the Centurion's Lounge to allow direct corporate access to dedicated seating in the Western Grandstand



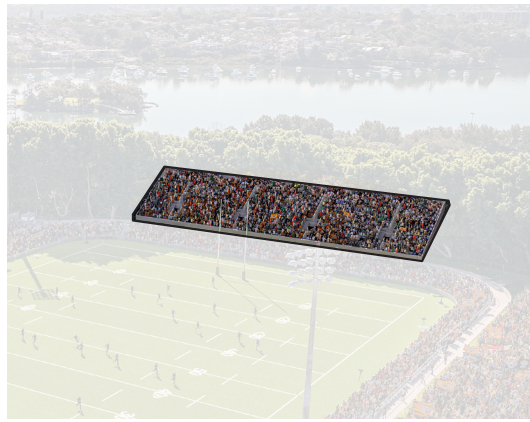
3. Lower Seating Bowl - All new 'stadium type' seating to ensure safety and compliance

- Replacing the old, tired and non-compliant seating around the Oval with new 'Stadium' seats
- Providing multiple wheelchair accessible viewing areas and ensuring the ground meets requirements for safety, accessibility and amenity
- Demolition and relocation of northern public amenities block
- New fencing surrounding the field of play



4. New Northern Grandstand

- New grandstand with 1,722 seats constructed over and adjacent to the northern seating bowl renovation
- New concourse level amenities, food and beverage offerings dedicated to the Northern Grandstand
- New concourse level amenities, food and beverage offerings dedicated to the Northern Grandstand



Design approach

The existing Leichhardt Oval is a mix of experiences from the simple entries points off Mary and Glover Streets through to the heart of the facility, the oval. The existing West and Keith Barnes Grandstands, plus the Wayne Pearce Hill that are then encircled by the mature fig trees create a dramatic back drop to the playing field and an intimate environment.

The 3 storey Western Grandstand as the major structure is simple, lean and robust. The exposed concrete structure with infill masonry walls support the prefinished metal roof that cantilevers over the seats. The extension that was undertaken for the Centurion Lounge is supported by expressed concrete blades that set up a strong geometry to the rear of the Grandstand.

Galvanised steel balustrades and fixtures to exposed slab edges complete the facades for the Grandstand.

Our approach for the scope in this stage of the Project is to build upon this framework, maximising opportunities for adaptive reuse and respond to environmental opportunities and country.

Touching the ground and existing structures lightly, incorporating the great "verandahs".

Design principles

The design for the Oval must:

- Enhance the Patron experience by providing seating as close to the Field of Play as possible and maximising Viewing Quality;
- Respect and enhance the Stadium's distinctive location within Leichhardt Park;
- Reduce whole of life (WOL) costs;
- Maximise operational efficiency and commercial viability;
- Create a flexible, durable, sustainable and ecologically sound stadium;
- Minimise waste of Materials and Utilities during the work in connection with the Contract and the Service Life;
- Provide functional, efficient and adaptable spaces;
- Contribute to construction which is quick, safe and efficient;
- Use space, building form, materials and resources with imagination and efficiency; and
- Be easy to service, clean and maintain;
- Be vermin proof



Figure 48: Proposed Leichhardt Oval Refurbishment 3D concept impression

Designing with Country

Approach

Following the walk on Country with Aunty Deb Lennis, we are proposing further consultation along these ideas:

- Reconciliation: Whilst the site has been significantly disturbed since white settlement, the introduced flora has established and thrived. Even forming protective homes for fauna of the area against introduced species. She believed that this represented a form of reconciliation.
- Gathering: She believes that the Oval would have been a sandstone headland over looking the Harbour where her mob would have dwelt and gathered with others for events. Their shelters were often simple bark structures providing an intermediate type of space compared to the shoreline caves and the Harbour and bush areas.
- The Harbour: Being located on the Harbour there is a strong connection with the sea life, the coast line and activities such as fishing.
- Football: She spoke of the strong connection and passion for football that the mob have and how the Oval was often used for indigenous competitions such as the Koori Knockout that bring teams together from across NSW

We believe that as an approach it would be appropriate to further explore the notion of improved shelter and celebrating reconciliation, place and community through sport.

Opportunities

The following presents opportunities for integrating Country into the project through a number of opportunities, including:

- Signage and wayfinding within the Oval
- Entry statements (separate, but related project)
- Artwork on new seating bowl / within refurbished areas of Leichhardt Oval
- Ongoing welcome to country/engagement/ education opportunities at all events
- Inner West Museum of Rugby League (opposite the Oval on Mary Street - separate, but related project) a significant history of indigenous players who have represented Balmain and Inner West Rugby League Clubs



Figure 49: Cadi the Clansman by Blak Douglas (Inner West Council Art)



Figure 50: Allianz Stadium seating bowl artwork (supplied: VenuesNSW)



Figure 51: Local artworks and installations from Inner West Council

1. Jasmine Sarin
2. Fish Traps by Edward Clarke
3. Gadigal Mural by Tim Phibs, P. J. Simon, Kevin May and Joanne Cassady
4. Nawi by Joe Hurst

Universal accessibility in stadia and gender equality in sport

Cox Architecture is committed to delivering a stadium upgrade that embodies inclusivity, accessibility, and adaptability. This project prioritises a welcoming environment for all members of the community, regardless of gender, ability, or cultural background.

The upgraded stadium will champion universal design principles, ensuring equitable access and enjoyment for patrons of all ages and abilities.

Dedicated accessible spaces, including unisex accessible adult change facilities (as per NCC 2022), will be seamlessly integrated throughout.

Furthermore, the stadium will be engineered for flexibility, catering to the diverse needs of multiple rectangular sporting codes and large-scale events.

This adaptability is achieved through careful consideration of sightlines, circulation, and adaptable spaces.

Recognising the importance of cultural connection, the design will respectfully accommodate large-scale events like the Koori Knockout, facilitating meaningful Welcome to Country ceremonies and celebrations.

Our vision is a stadium that not only hosts elite sporting events but also serves as a vibrant community hub, fostering a sense of belonging and pride for all.



Figure 52: Koori Knockout plaque



Figure 53: Pacific Test

Table 1: Rectangular code comparison table for team facilitates

RECTANGULAR CODE COMPARISON TABLE FOR TEAM FACILITIES													
No.	Item	VENUE		NRL		NRL STATE		A LEAGUE		NPL NSW		Super Rugby	
		Units	Size	Units	Size	Units	Size	Units	Size	Units	Size	Units	Size
1	Field of Play		116m x 68m Run-off: 5m N/S, 6m W/E		Minimum: 116m x 68m Run-off: 5m		Minimum: 116m x 68m Run-off: 5m		Minimum: 96m x 60m Preferred: 105m x 68m Run-off: min. 2m		Minimum: 96m x 60m Preferred: 105m x 68m Run-off: min. 2m		Minimum: 114m x 68m Preferred: 120m x 68m Run-off: min. 5m
2	Home Dressing Room			2	150 m ²	2	100 m ²	1	approx. 60 m ²		approx. 40 - 50m ²	2	approx. 90 m ²
		1	Change Room 1: 115m ² Lockers: 76m ² Wet Area: 24m ² Massage: 15m ² Change Room 2: 60m ² Lockers: 38m ² Wet Area: 24m ² Massage: shared with Change Room 1		Indicatively, 85m ² Change Room (Players + Staff) approx. 40m ² Wet Area 15m ² Massage		45m ² Change Room 40m ² Wet Area 15m ² Massage		20 Seating 2x Lockable Toilet 1x urinal 2 x Washbasin 5 x Showers 2x Physio Table 2 x Whiteboard 1x Refrigerator and/or ice bucket		16 Seating 2x Lockable Toilet 2 x Washbasin 2 x Lockable Showers 2x Physio Table 1 x Whiteboard 1x Refrigerator and/or ice bucket		28 seating 1 Refrigerator/ 4 Icebuckets 3x Washbasins Min. 2xToilets+3 urinals min. 1x Physio Table min. 8 showers
3	Away Dressing Room			2	150 m ²	2	100 m ²	1	40 m ²		approx. 40 - 50m ²	2	approx. 90 m ²
		1	Change Room 3: 110m ² Lockers: 85m ² Wet Area: 25m ²		same as Home Team		same as Home Team		same as Home Team		same as Home Team		same as Home Team
		1	Change Room 4: 67m ² Lockers: 44m ² Wet Area: 23m ²		same as Home Team		same as Home Team		same as Home Team		same as Home Team		same as Home Team
4	Recovery/Bathing Room	0.5	included as part of showers in Change Room 1 5m ² 1x 6-8 seater Ice Bath	2	approx. 20 m ² 1x 6-8 seater Ice Bath 1x 6-8 seater Hot Bath	X	not mentioned in guidelines		not mentioned in guidelines, however is commonly utilised and desired by professional teams	X	not mentioned in guidelines		not mentioned in guidelines, however is commonly utilised and desired by professional teams
5	Team Kit room	0	none	6	20 m ²	3	20 m ²	2	25 m ²		not mentioned in guidelines, but preferred by clubs to be accommodated		30 m ²
6	Team Briefing Room	0	none	2	approx. 25 m ²	2	15 m ² - 20m ²	X	not mentioned in guidelines	X	not mentioned in guidelines	X	not mentioned in guidelines
7	Warm Up Area/Strength + Conditioning	0	Home: 33m ²	2	150 m ²	1	60 m ²	2	100 m ²		required, no size specified	2	required, no size specified
		0	Away: 38m ²		(preferred not required) approx. 20 m ²		not mentioned in guidelines		(preferred not required) approx. 20 m ²	X	not mentioned in guidelines	1	(preferred not required) approx. 20 m ²
9	Coach/Manager's Office	0	none		20 m ²	1	15 m ²	1	20 m ²	1	approx. 15-20m ²	1	20 m ²
10	Player Medical Room	1	17 m ²	1	min. 2 m ²		(preferred not required)		(preferred not required)		(preferred not required)		(preferred not required)
11	Prayer Room	0	none	1	min. 20 m ²	1	10 m ²	1	15 m ²		in use event area, ongoing camera re conducted. Medical Room is to be made exclusively available. If not suitable, another room must be made available.	1	min. 20 m ²
12	Doping Control Room	0	none	1	45 m ²	1	30 m ²	1	approx. 30 m ²		approx. 25m ²	1	30 m ²
13	Officials Dressing Room	1	13 m ²	2	approx. 10 m ²	2	inc. as part of Officials Dressing room (above)	2	inc. as part of Officials Dressing room (above)		inc. as part of Officials Dressing room (above)	2	inc. as part of Officials Dressing room (above)
14	Officials wet Area	1	10 m ²	1	approx. 15 m ²	1	approx. 15 m ²	1	approx. 15 m ²	X	not mentioned in guidelines	1	approx. 15 m ²
15	Ball Kids Room	0	none	1	approx. 40 m ²	X	N/A	X	N/A	X	N/A	X	N/A
16	Cheerleader Room	0	none		not mentioned	1	20 m ²	1	approx. 20 m ²	X	not mentioned in guidelines	1	approx. 20 m ²
17	Match Director/Competition Office	0	none										













Table 2: Rectangular code comparison table for team facilitates (continued)

RECTANGULAR CODE COMPARISON TABLE FOR TEAM FACILITIES												
Item	OPTION 1		NRL		NRL STATE		A LEAGUE		NPL NSW		Super Rugby	
	Units	Size	Units	Size	Units	Size	Units	Size	Units	Size	Units	Size
Field of Play		116m x 68m Run-off: 5m N/S, 6m W/E		Minimum: 116m x 68m Run-off: 5m		Minimum: 116m x 68m Run-off: 5m		Minimum: 96m x 60m Preferred: 105m x 68m Run-off: min. 2m		Minimum: 96m x 60m Preferred: 105m x 68m run-off: min. 2m		Minimum: 114m x 68m Preferred: 120m x 68m Run-off: min. 5m
Home Dressing Room	1	shared 15m ² message room Change Room A: 118m ² Lockers: 80m ² Wet Area: 38m ²	2	125 m ² (+ 15m ² message room) Indicatively: 85m ² Change Room (Players + Staff) approx. 40m ² Wet Area 15m ² Massage (shared)	2	100 m ²	1	approx. 60 m ² 20 Seating 2x Lockable Toilet 1x urinal 2 x Washbasin 5 x Showers 2x Physio Table 1 x Whiteboard 1x Refrigerator and/or ice bucket		approx. 40 - 50m ² 16 Seating 1x Lockable Toilet 1 x Washbasin 2 x Lockable Showers 1x Physio Table 1 x Whiteboard 1x Refrigerator and/or ice bucket	2	approx. 90 m ² 28 seating 1 Refrigerator/for 4 icebuckets 2x Washbasins Min. 2xToilets+3 urinals min. 1x Physio Table min. 8 showers
Away Dressing Room	1	shared 15m ² message room Change Room Team B: 118m ² Lockers: 80m ² Wet Area: 38m ² Change Room Team D: 118m ² Lockers: 80m ² Wet Area: 38m ²	2	150 m ² same as Home Team	2	100 m ² same as Home Team		40 m ² same as Home Team		approx. 40 - 50m ² same as Home Team	2	approx. 90 m ² same as Home Team
Recovery/Bathing Room	2	16 m ² 1x 6-8 seater Ice Bath 1x 6-8 seater Hot Bath	2	approx. 20 m ² 1x 6-8 seater Ice Bath 1x 6-8 seater Hot Bath	X	not mentioned in guidelines		not mentioned in guidelines, however is commonly utilised and desired by professional teams	X	not mentioned in guidelines		not mentioned in guidelines, however is commonly utilised and desired by professional teams
Team Kit room	1	5x 20m ²	6	20 m ² min. 1 per team change room + 1 for NRL matchday staff	2	20 m ²	2	20 m ²		not mentioned in guidelines, but preferred by clubs to be accommodated	2	20 m ²
Team Briefing Room	2	20m ²	2	approx. 20 m ²	2	15 m ² - 20m ²	X	not mentioned in guidelines	X	not mentioned in guidelines	X	not mentioned in guidelines
Warm Up Area/Strength + Conditioning	1	Home : none dedicated to be taken on field of play, aux field Away : none dedicated to be taken on field of play, aux field	2	150 m ²	1	60 m ²	2	100 m ² <small>can take place on pitch behind goals, indoor arena or arena are recommended in the case of double headers</small>		required, no size specified	2	required, no size specified
Coach/Manager's Office	0	20m ²	2	(preferred not required) approx. 20 m ²	X	not mentioned in guidelines	2	(preferred not required) approx. 20 m ²	X	not mentioned in guidelines	2	(preferred not required) approx. 20 m ²
Player Medical Room	1	32 m ²	1	20 m ²	1	15 m ²	1	20 m ²	1	approx. 15-20m ²	1	20 m ²
Prayer Room	0	2m ²	1	min. 2 m ²		(preferred not required)		(preferred not required)		(preferred not required)		(preferred not required)
Doping Control Room	0	20m ²	1	min. 20 m ²	1	10 m ²	1	15 m ²		in the event that doping control is conducted, Medical Room is to be made exclusively available. If not suitable, another room must be made available.	1	min. 20 m ²
Officials Dressing Room	1	35 m ²	1	45 m ²	1	30 m ²	1	approx. 30 m ²		approx. 25m ²	1	30 m ²
Officials wet Area	2	20 m ²	2	approx. 10 m ²	2	inc. as part of Officials Dressing room (above)	2	inc. as part of Officials Dressing room (above)		inc. as part of Officials Dressing room (above)	2	inc. as part of Officials Dressing room (above)
Ball Kids Room	0	15m ²	1	approx. 15 m ²	1	approx. 15 m ²	1	approx. 15 m ²	X	not mentioned in guidelines	1	approx. 15 m ²
Cheerleader Room	0	20m ²	1	approx. 20 m ²	X	N/A	X	N/A	X	N/A	X	N/A
Match Director/Competition Office	0	20m ²	1	20 m ²	1	20 m ²	1	approx. 20 m ²	X	not mentioned in guidelines	1	approx. 20 m ²



Ecologically Sustainable Development (ESD)

Approach

The Design for Leichhardt Oval will meet or exceed the objectives set out in the SEAR's requirements.

Key principles for the Oval include:

- Adaptive re-use: Minimising carbon emission through maximising the re-use of existing structure, materials and systems
- Minimising energy consumption: Use of energy efficient fittings, and maximising passive initiatives. Design of new section of Western Grandstand roof to accommodate future PVs
- Minimising Waste: Reuse of materials and fixtures, eg existing seats to relocated to other IWC fields the
- Minimising use of potable water. Use of water efficient fixtures
- Minimising fossil fuel use: No natural gas service or fixtures
- Maximising passive initiatives such as natural lighting and ventilation
- Flexibility: Making spaces as flexible as possible for the different usage modes
- Accessibility: Improving equitable use of facilities
- Safety: Improving safety throughout the Oval
- Water recycling: Increasing catchment for the existing on site grey water system

Opportunities

The following ESD opportunities have been identified as feasible within the scope of this project:

1. Adaptive Reuse of the existing Western Grandstand, insertion of a mezzanine level in the existing structure and of materials being refurbished around the Oval (e.g. timber bench seating) – unique approach and perhaps a model for the future
2. Cross-ventilation of new mezzanine level and reduced requirement for active systems
3. Maintain existing precinct water capture system and rainwater tanks at the Oval for irrigation
4. No provision, or use, of gas. And minimise energy and water use
5. Deliver increased awareness and usage of public transport to/from the Oval through improved signage and wayfinding



Figure 54: ESD opportunities

■ ■ ■ ■ ■ Leichhardt Oval Refurbishment SSDA scope boundary

- - - - - Leichhardt Oval external fence

The Western Grandstand

1. Maximise adaptive reuse of structure where possible
2. Minimising air conditioning to corporate and club areas
3. Mixed-mode ventilation with out-of-hours override
4. Maximising daylight and ventilation into Player and Match Official Areas (PMOA)
5. Facade systems to protect patrons from weather
6. Reuse of existing bench seats as feature soffit where possible
7. Re-use of existing seating bowl assets within IWC LGA where possible
8. Operable facades and doors to corporate and PMOA
9. No use of gas on site
10. Connect to civil and field of play irrigation system

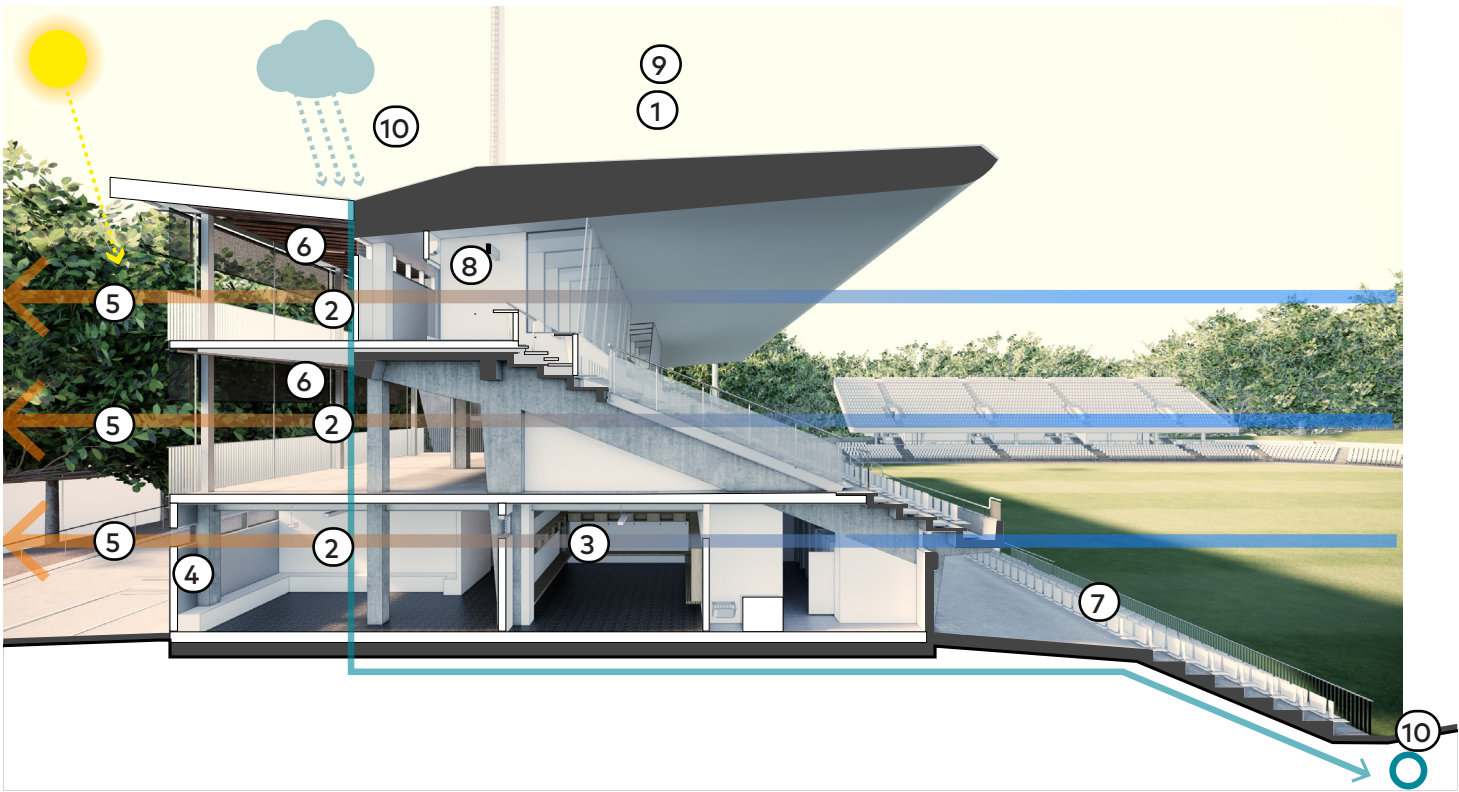


Figure 55: ESD opportunities Western Grandstand

The Northern Grandstand

1. Adaptive reuse of existing embankment and concourse
2. Retaining existing stand of trees to property boundary
3. Efficient relocation of excavated ground material in accordance with IWC's Long Term Environmental Management Plan (LTEMP)
4. Maximising ventilation into concourse areas
5. Reuse of part of lower seating bowl within IWC LGA
6. Connect to civil and field of play irrigation system

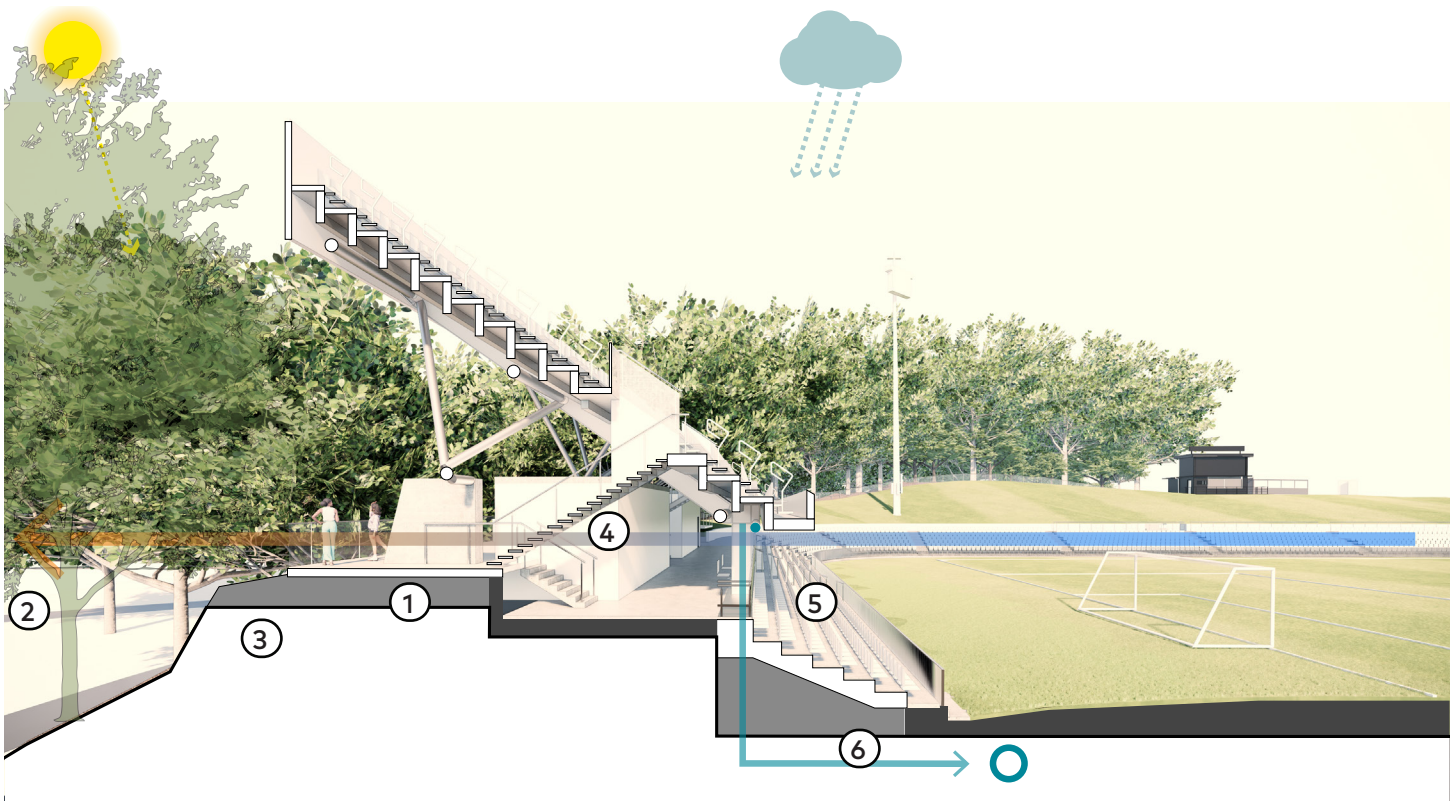


Figure 56: ESD opportunities Northern Grandstand

Illustrative Master Plan - Phase 1

The illustrative Master Plan is a visual plan that shows how the proposed Oval will look and function once developed. It brings together key elements such as buildings, open spaces, access, and landscape into one coordinated image.

The illustrative master plan builds on the earlier masterplanning and concept design phases. The master plan set the overall site framework and land uses, while concept design explores early architectural and functional ideas.

The illustrative plan combines these outcomes into a clear layout that shows how the facility connects to the surrounding context, precincts, and public spaces.

The design prioritises key public domain opportunities to enhance the overall character and visual amenity of the Oval, ensuring strategic investment in high-impact areas. The Mary Street and Glover Street entries will be revitalised through upgraded paving, selective tree planting, and furniture and fixtures reflective of a contemporary stadium environment.

As part of the SSDA, the illustrative master plan helps communicate how the proposal meets planning requirements, reflects the design intent, and supports the assessment by showing how the project fits within its broader context.

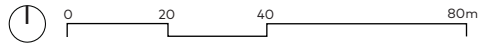
Simple, coordinated interventions across the Oval will unify the built form, public domain, enhance visual appeal, and reinforce Leichhardt Oval's role as an iconic community destination within Sydney's Inner West.



Figure 57: Illustrative Master Plan

- Leichhardt Oval Refurbishment SSDA scope boundary
- Leichhardt Oval external fence
- Landscape - SSDA extents of work

- | | |
|--------------------------------------|--------------------------------------|
| 01 Western Grandstand refurbishment | 06 Seating bowl upgrades |
| 02 Proposed Northern Grandstand | 07 Mary St entry plaza |
| 03 Northern Grandstand planting | 08 Glover St entry forecourt |
| 04 Grandstand paving upgrades | 09 Future sitewide pavement upgrades |
| 05 Accessible bays - concrete pavers | 10 Future planting |



NOTE: All other works outside the indicated "Scope" are excluded from the current proposal.

Built form

The proposed refurbishments minimise impact on existing building footprints. The Western Grandstand retains its current form with a minor addition, while the Northern Grandstand incorporates a new footprint structure. Proposed building structures do not exceed existing building heights and/or height plane restrictions while also remaining below the existing tree canopy.

Setbacks from the Leichhardt Oval fence are 16m in the south-west corner for the Western Grandstand and 20m for the Northern Grandstand. Access around the Oval adheres to the Master Plan, maintaining two primary public entry points with supplementary access for emergency, medical and media vehicles.

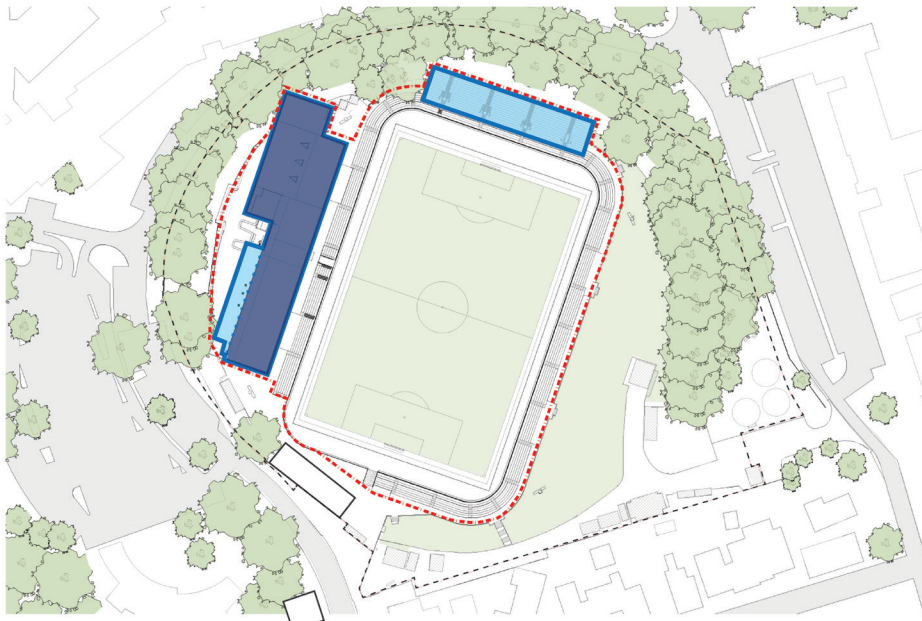


Figure 58: Footprints

Existing built form footprint Proposed built form footprint addition

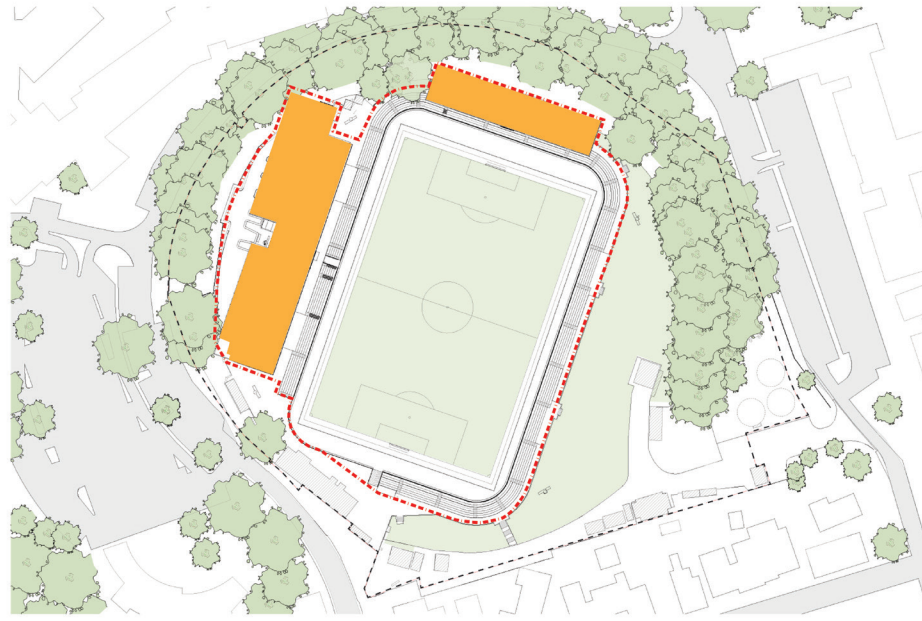


Figure 60: Heights

Existing height plane (~40m)



0 25 50 100m

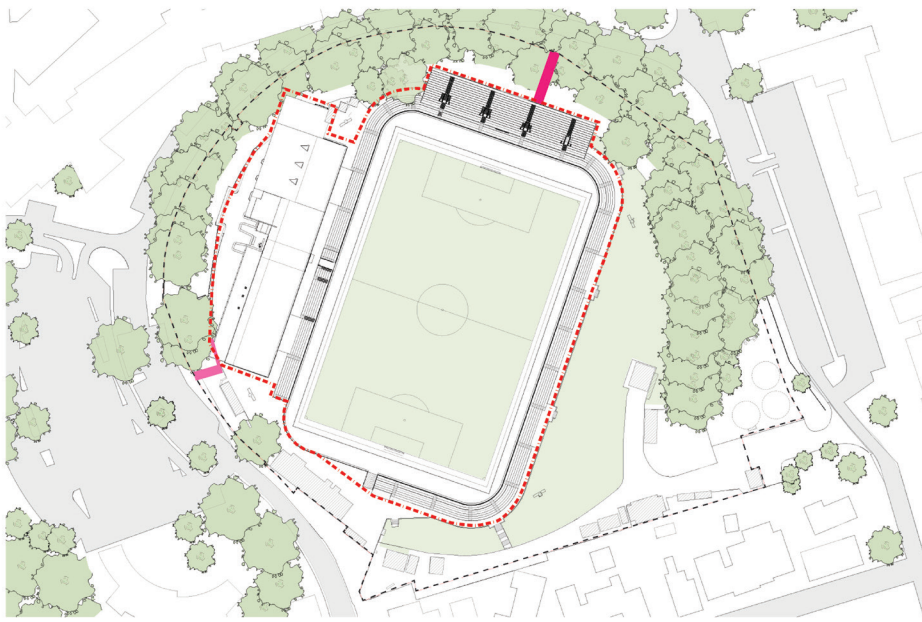


Figure 59: Setbacks

Setback (~20m) Setback (~16m)

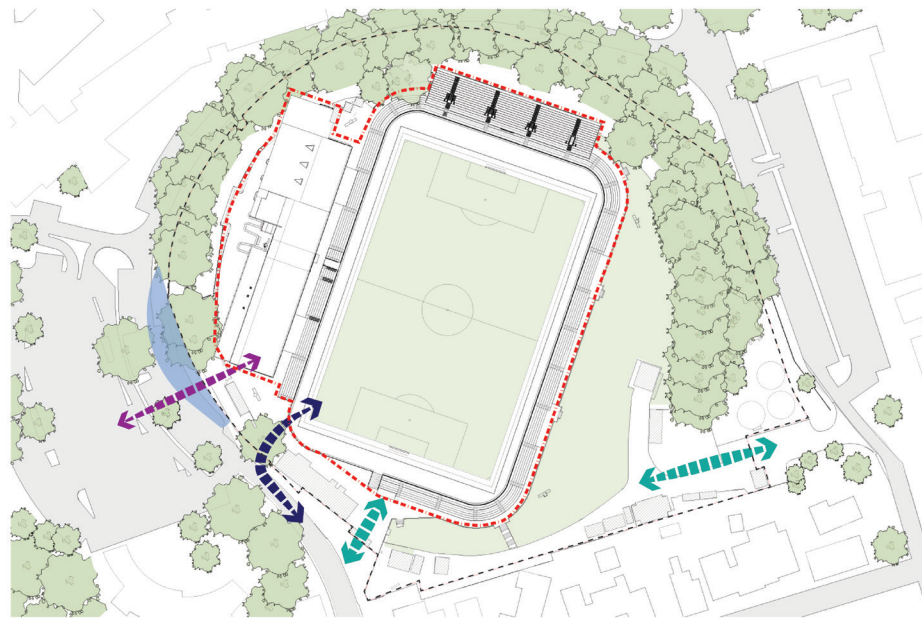


Figure 61: Site access

Formalised broadcasting vehicles area Emergency vehicle access direct to field
Dedicated area for media broadcast, waste and medical vehicles General entry points

Public domain

The project presents an opportunity to enhance public accessibility within the site. Under the current Master Plan and existing conditions, public access is limited to the eastern half of the Oval via the hill. The project does not affect or diminish any elements of the public domain identified in the Master Plan, thereby retaining the open space of the hill in its current form and function. Pedestrian access to and around this area will also remain unchanged.

The proposed refurbishment will involve the removal of existing gates, creating the potential to open up additional areas for public use and connection. Under the current project, there is an opportunity to establish continuous access around the entirety of the Oval, as indicated below.

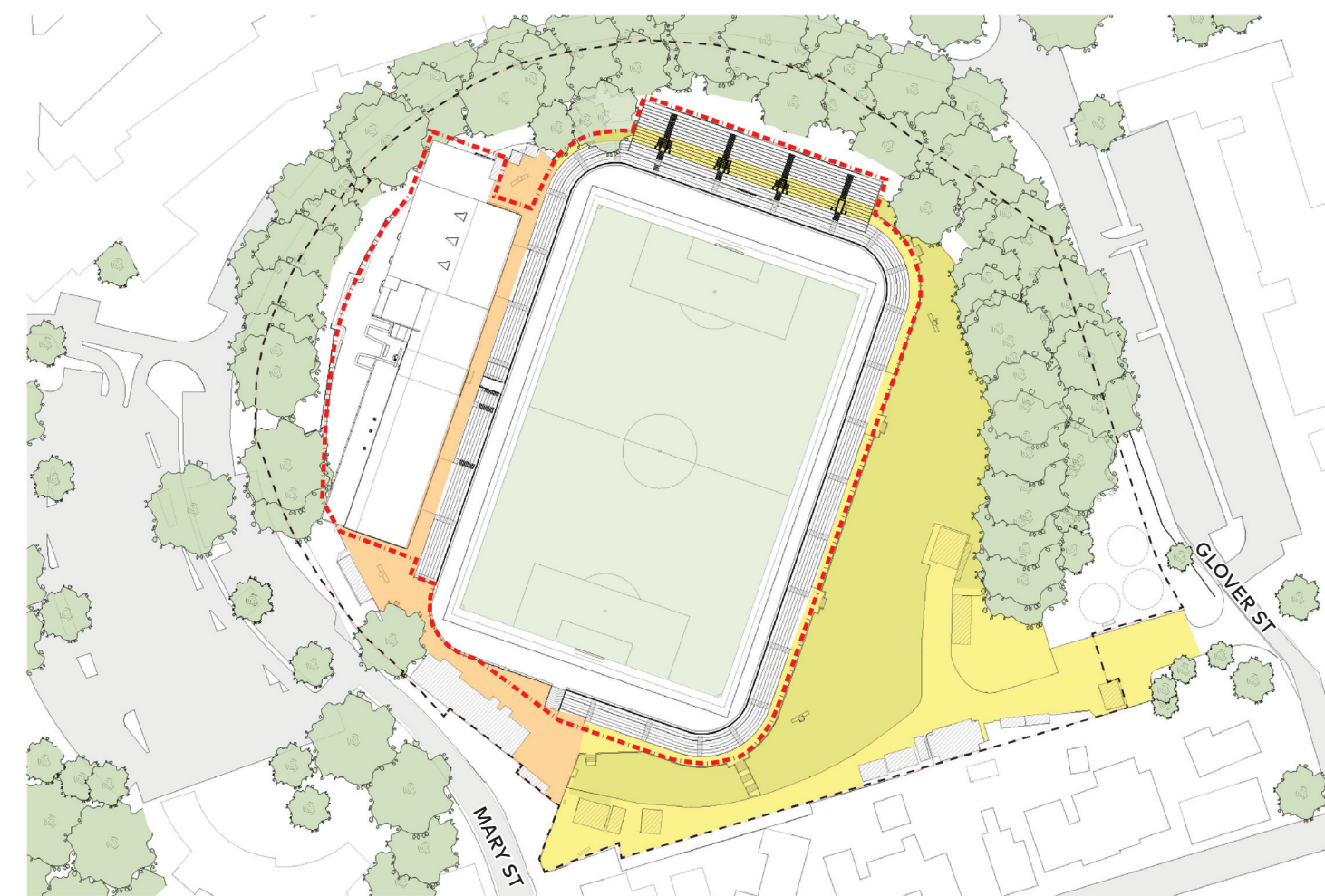
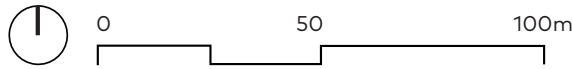


Figure 62: Public domain

Existing public domain Additional public domain opportunities



Circulation

Circulation and access within and around the Oval are organised around two primary entry points, located off Mary Street and Glover Street. These gateways are designed to accommodate and manage large volumes of general admission patrons entering the venue. Clearly defined paths of travel, including universal access routes, will guide spectators around the Oval — connecting to accessible seating areas, the lower seating bowl, the Hill, and the new Northern Grandstand.

Separate access points will be provided for members, corporate patrons, media, players, officials, and medical staff, allowing direct entry to the Western Grandstand and the playing field.

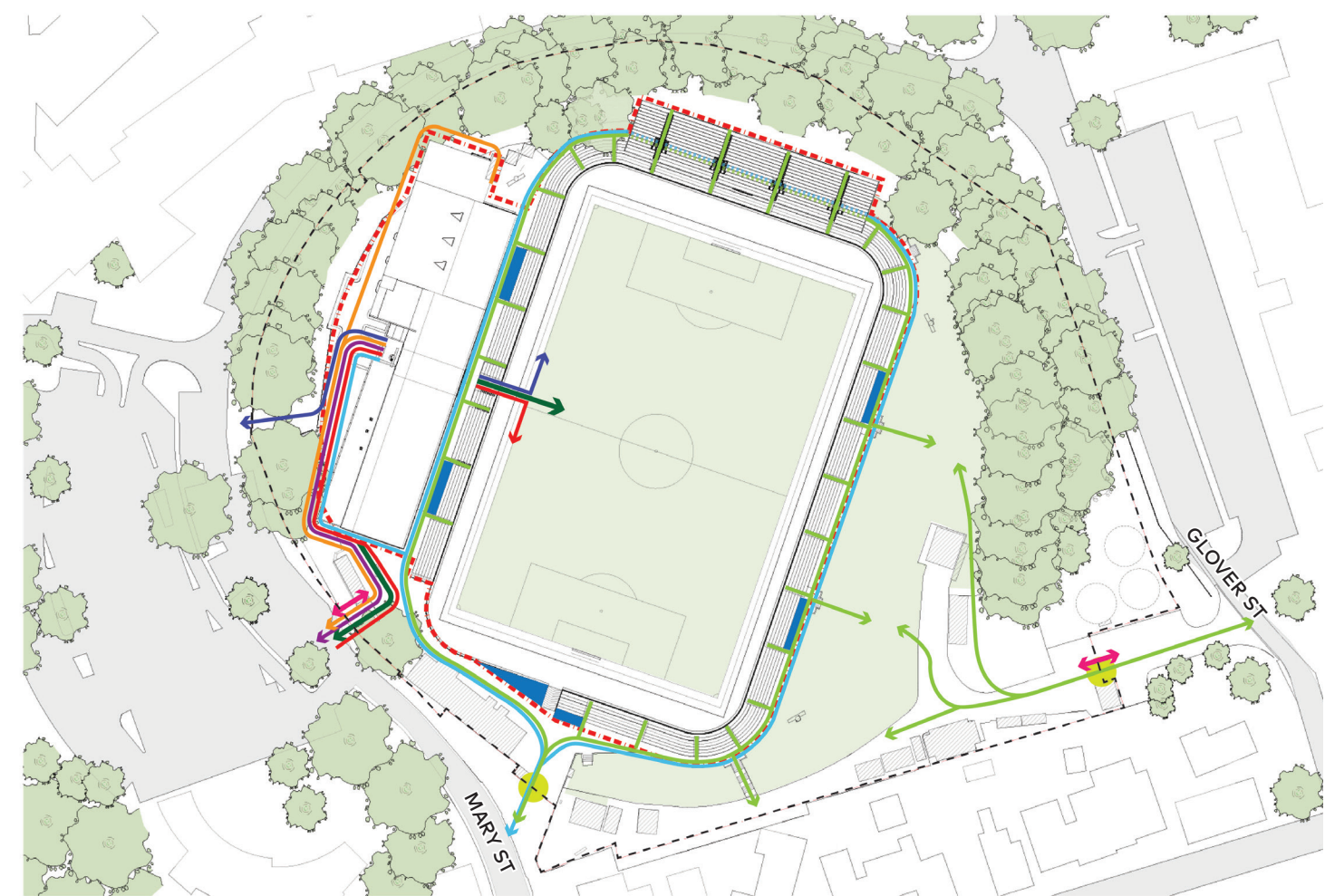
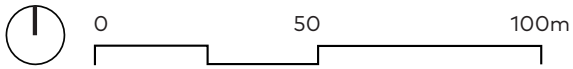


Figure 63: High level circulation

Main gate entry point General admission Universal accessibility Players/match officials Venue Operations/F&B Centurions/corporate Members Media Medical



Landscape

Within project scope

The illustrative landscape masterplan for Leichhardt Oval establishes the future vision for the public domain and landscape areas associated with the sports ground.

Included within the current proposed scope-of-works are the paving and planting upgrades associated with the Northern Grandstand.

The paving upgrades will enhance the material quality and visual consistency of the Oval's public domain. These upgraded pavement 'pads' will also provide opportunities for interpretive connection with Country, with engraved local art and storytelling.



Figure 64: Landscape Master Plan

- Leichhardt Oval Refurbishment SSDA scope boundary
- Leichhardt Oval external fence
- Landscape - SSDA extents of work
- Northern Grandstand planting
- Grandstand paving upgrades

NOTE: All other works outside the indicated "Landscape SSDA extents of work" are excluded from the current proposal, including all softscape, hardworks, furniture and fixtures etc.

Indicative materials palette

The selection of site-wide materials will play a key role in enhancing Leichhardt Oval, improving the aesthetics, durability, accessibility, and overall character of the grounds.

Neutral, natural, and light-toned pavement finishes will be prioritised across the site to soften the visual appearance of hardstand areas while contributing to reduced urban heat gain.

Recycled concrete pavers will form the primary hardscape material, providing a visually cohesive, sustainable, and cost-effective surface treatment. The design will explore opportunities for landscape treatments to Connect with Country.

Areas of intervention in the refurbishment project. will provide opportunities for interpretive sculpture, integrated wayfinding, and storytelling elements that acknowledge traditional narratives and practices.



Indicative planting palette

The planting palette for Leichhardt Oval will comprise local native species that are well suited to the site's conditions and character.

Plant selections within the make-good planting adjacent to the northern grandstand will respond to the specific micro-climatic conditions.

Species selection will consider cultural significance to local Aboriginal communities. Several species identified through Inner West Council's ongoing engagement processes will be prioritised within the site-wide planting palette to reflect local cultural narratives and connections to Country.

Notable species include:

- Ficus microcarpa var hillei
- Casuarina glauca
- Dianella caerulea
- Grevillea spp.
- Syzium smithii
- Lomandra spp.



Tree relocation

As identified in the Arboricultural Impact Assessment Report (LeichhardtOval_SSD_AIAR_v8-combined, November 2025), 13 existing trees are proposed for removal due to impacts associated with the development. These trees comprise mature canopy specimens of *Ficus microcarpa* var. *hillii* (Hill's Weeping Fig) and *Casuarina glauca* (Swamp Oak).

The supported removal of these 13 trees will necessitate 11 tree offset plantings. In accordance with the IWTMDCP, replacement planting must be undertaken in appropriate locations within the site to ensure no net loss of canopy cover and to compensate for any reduction in amenity. The report recommends that replacement planting be carried out using the same species.

Given this recommendation, along with the spatial and operational constraints of Leichhardt Oval, it will be challenging to accommodate all 11 replacement figs within the Oval grounds. Accordingly, it is proposed that these replacement trees be distributed throughout the broader Leichhardt Park grounds, as indicatively identified in the accompanying tree relocation diagram.

These Hills Weeping Figs will be positioned in locations indicated to reasonably accommodate the mature fig sizes, without clashing with existing assets, while enhancing the visual and natural amenity of the broader parkland. However given the smaller mature canopy sizes, the Casurinas can be accommodated within the softscape area along the western perimeter.

These replacement figs will be planted at semi-mature size to ensure continuity of amenity and to maintain overall canopy coverage across the park as the trees establish and mature.

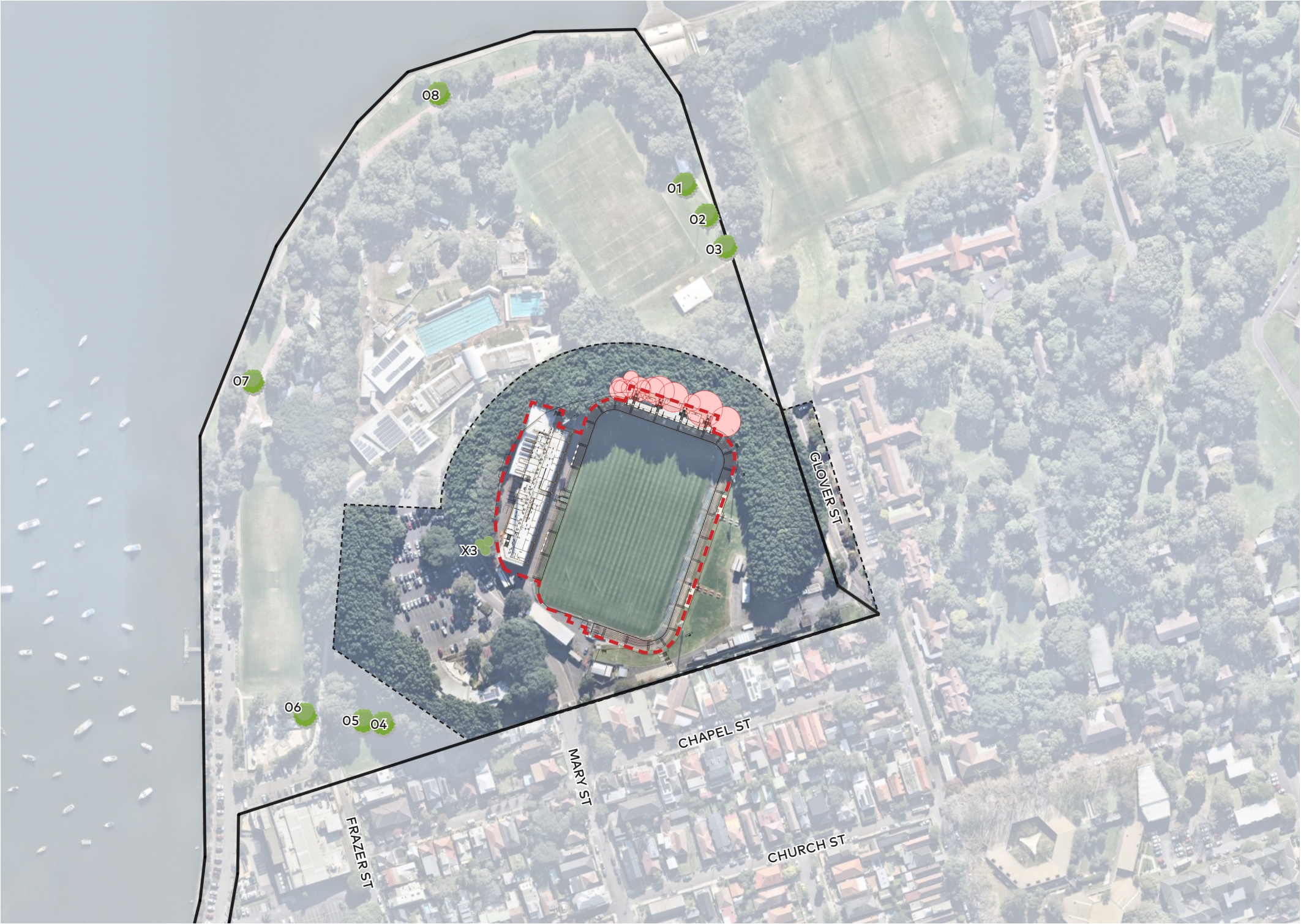
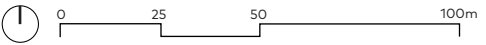


Figure 65: Tree Relocation Plan

- Leichhardt Park boundary
- Leichhardt Oval Master Plan study area
- Leichhardt Oval Refurbishment SSDA scope boundary
- Existing Tree to be Removed
- Proposed Fig - *Ficus microcarpa* var. *hillii*
- Proposed Swamp Oak - *Casuarina glauca*



The Seating Bowl

The upgrade of the lower bowl at Leichhardt Oval represents a crucial phase in the broader Master Plan.

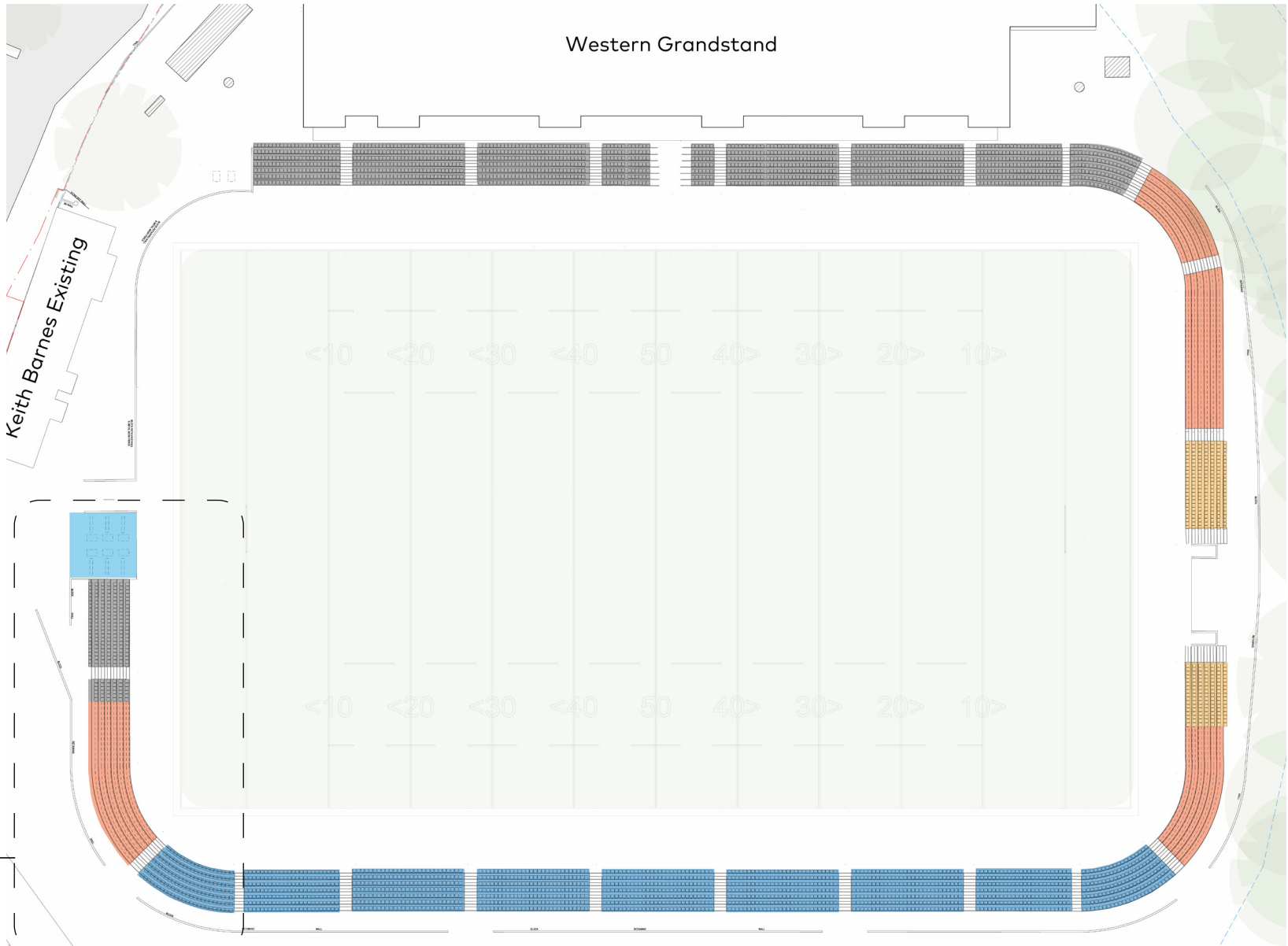
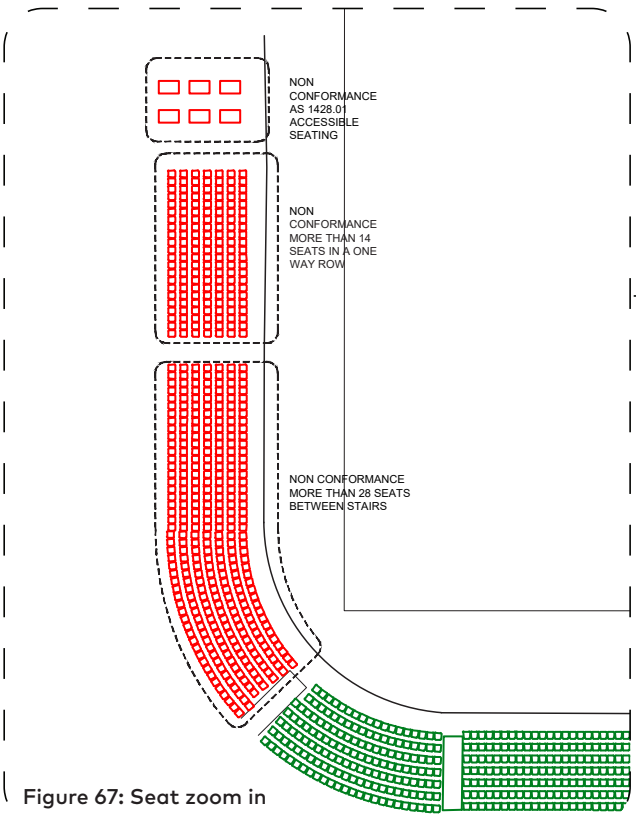
This project is strategically focused on enhancing the overall experience for patrons and staff through significant improvements to circulation, connectivity to essential public facilities, and access to both the northern stand and the existing hill area.

A core driver for this upgrade is to address existing non-compliance issues identified within the Green Guide and to establish a venue that champions equitable access and egress for all patrons, with a particular emphasis on those with limited mobility.

The existing lower seating bowl is a result of multiple past upgrades, leading to a mix of three different seat types and timber benches. This has resulted in a non-compliant arrangement regarding the Green Guide standards, creating an inconsistent public seating experience.

The previous arrangement provided accessible seating in limited, specific areas.

The improvements to circulation and accessibility directly address identified non-compliance issues, while the overall design approach aims to create a welcoming and enjoyable environment for all patrons.



A key component of the lower bowl upgrade is a comprehensive review and redistribution of accessible seating options and stair aisles.

The lower seating bowl has been reconfigured to comply with the Green Guide, adhering to a maximum of 28 seats between aisles and 14 seats to an end aisle.

This approach extends beyond meeting minimum compliance requirements, aiming instead to provide genuinely inclusive and equitable viewing experiences for all patrons.

The proposal ensures that wheelchair users and spectators with limited mobility are offered the same opportunity to view events with dedicated accessible seating options.

Consideration is being given to sightlines, ensuring they are not obstructed by standing spectators or structural elements.

The project addresses the critical need for appropriate access routes from accessible seating locations to amenities such as bathrooms, concessions, and medical facilities.

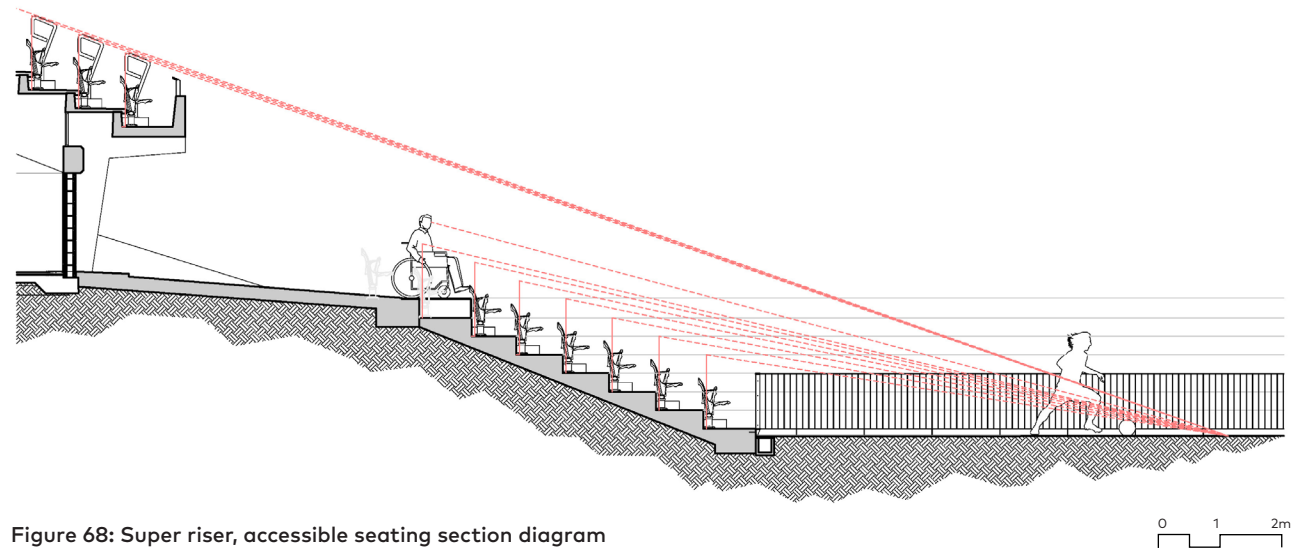


Figure 68: Super riser, accessible seating section diagram

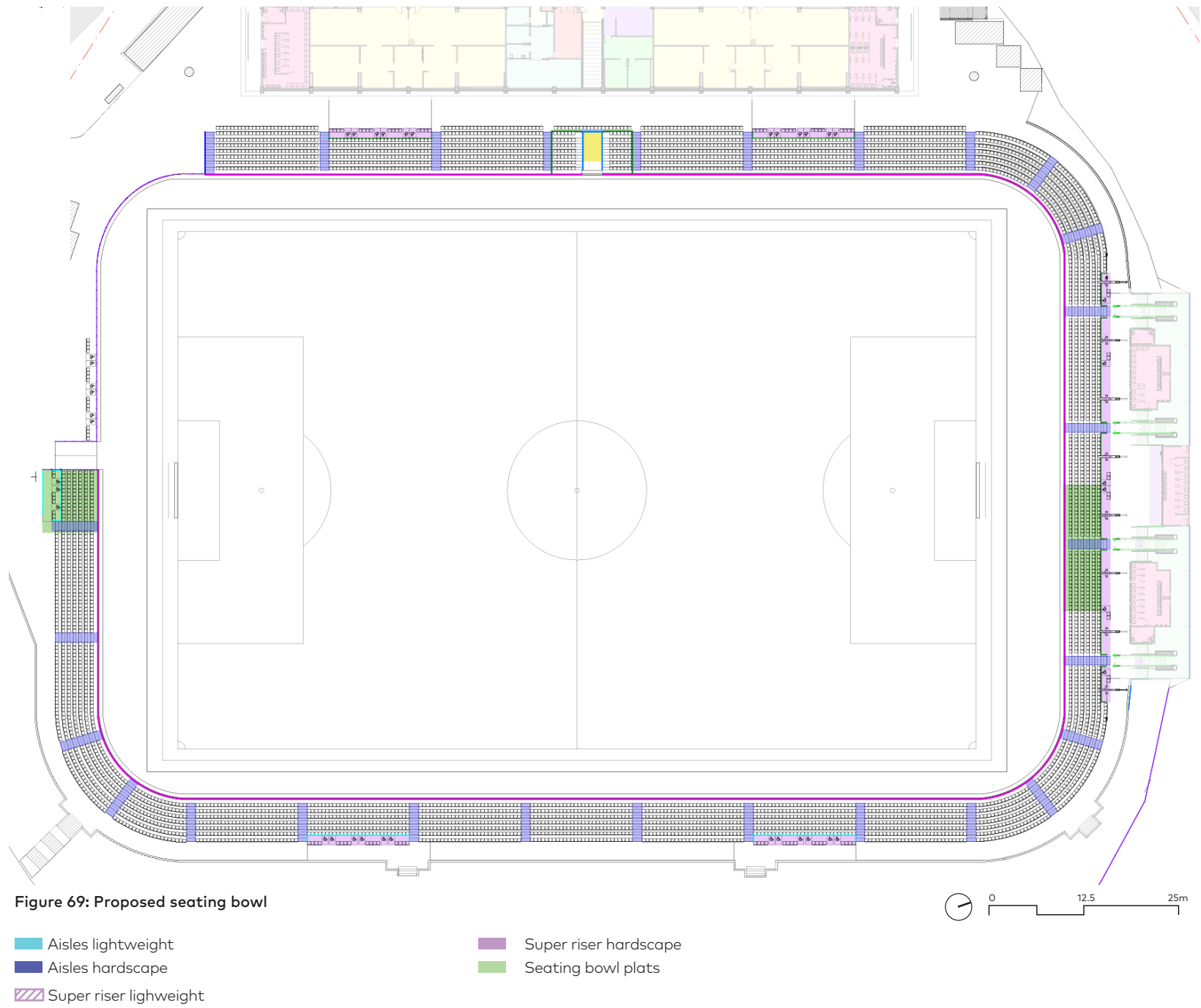


Figure 69: Proposed seating bowl

The Western Grandstand

The Western Grandstand at Leichhardt Oval requires significant upgrades to meet modern stadium standards. Currently, the facility lags in accommodating the needs of players, media, and spectators.

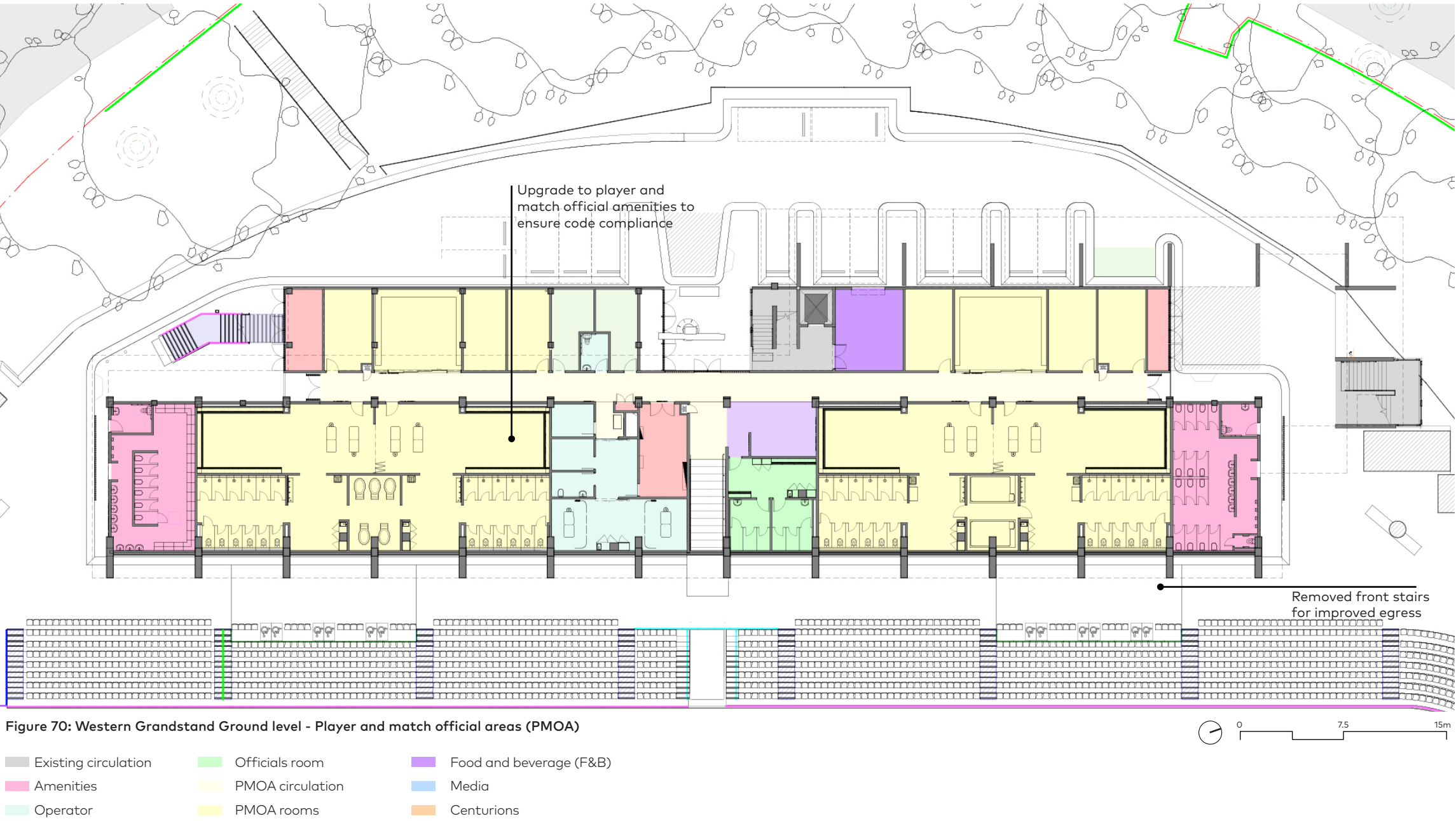
The existing structure, built in the 1970s, is a basic seating platform with limited amenities. It consists of an elevated seating platform primarily accessed via stairs.

Key deficiencies include non-compliance with accessibility guidelines (Green Guide), inadequate aisle spacing, and a lack of wheelchair-accessible seating in general areas. Existing corporate boxes are also inaccessible and difficult to service.

The proposed modifications aim to rectify these issues, focusing on improved accessibility, enhanced facilities for all user groups, and increased revenue-generating potential, via multi-purpose/flexible spaces. The project prioritises the retention of existing structural elements, namely the concrete frame and seating platforms.

The focus is centred round adaptive re-use which involves repurposing the existing framework to accommodate new features. The overarching aim is to respectfully integrate new elements into the existing fabric of the Western Grandstand.

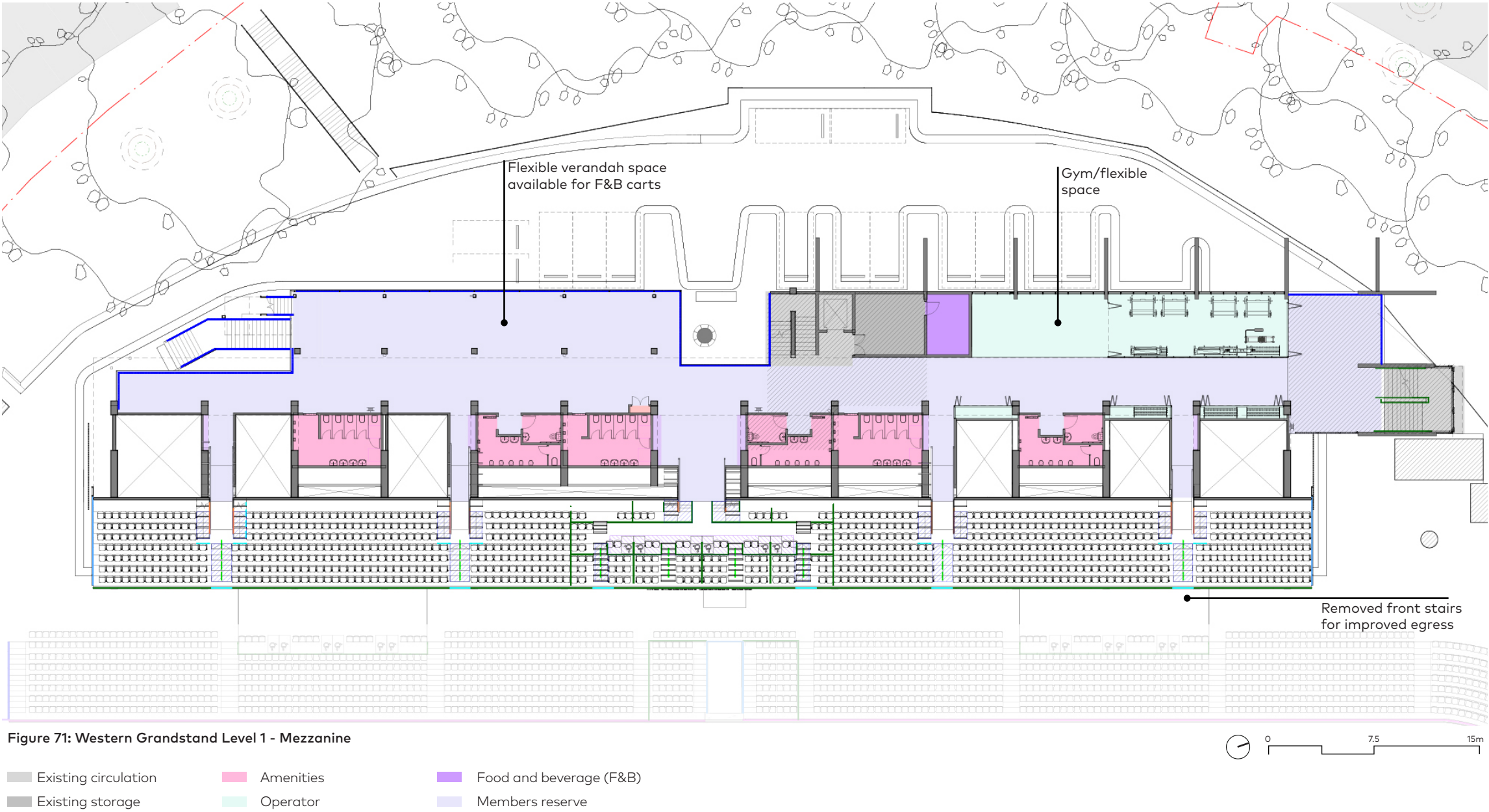
The major upgrades for the ground level include demolishing and expanding ground-floor facilities, creating new access points (vomitories), upgrading bathroom facilities and ensuring full sporting code compliance.



The new Mezzanine is proposed to adaptively reuse underutilised space within the existing Western Grandstand. The proposed upgrades seek to provide space for flexible uses including F&B temporary uses and a gym.

The mezzanine will offer another type of spectator experience with dedicated amenities and food and beverage offerings. The mezzanine will benefit from cross-ventilation and through delivering new vomitories, allow for wheelchair accessible seating to be delivered within the Western Grandstand.

The mezzanine refurbishment also affords the opportunity to remove the stairs on the eastern facade to improve egress along the concourse level.



Major upgrades to Level 2 aim to retain and adapt as much of the existing structure as possible, with modifications focused on improving access and enhancing viewing areas.

The Centurion's Lounge, added in 2009, will be integrated into the new design. Proposed upgrades to its eastern facade will improve operability and natural ventilation, while updates to the seating area will enhance accessibility and spectator comfort.

The proposed reduced levels have been designed to promote accessibility to all Western Grandstand viewing areas and function spaces across Level 2.

Consistent with Level 1, the removal of the existing eastern stairs will enhance egress and circulation at concourse level.

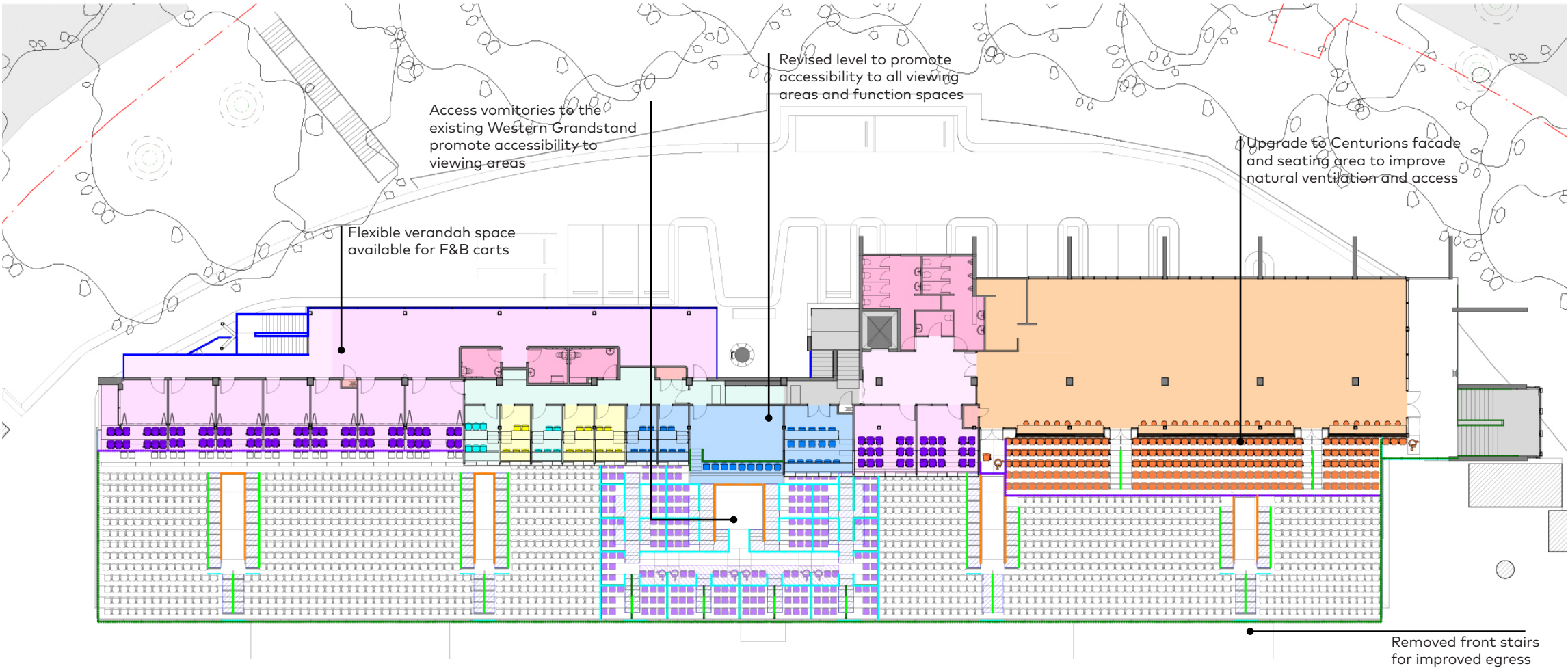


Figure 72: Western Grandstand Level 2 - Centurion's Lounge

- | | | |
|----------------------|-----------------------|------------|
| Existing circulation | Corporate circulation | Media |
| Amenities | Corporate suite | Centurions |
| Operator | PMOA | |

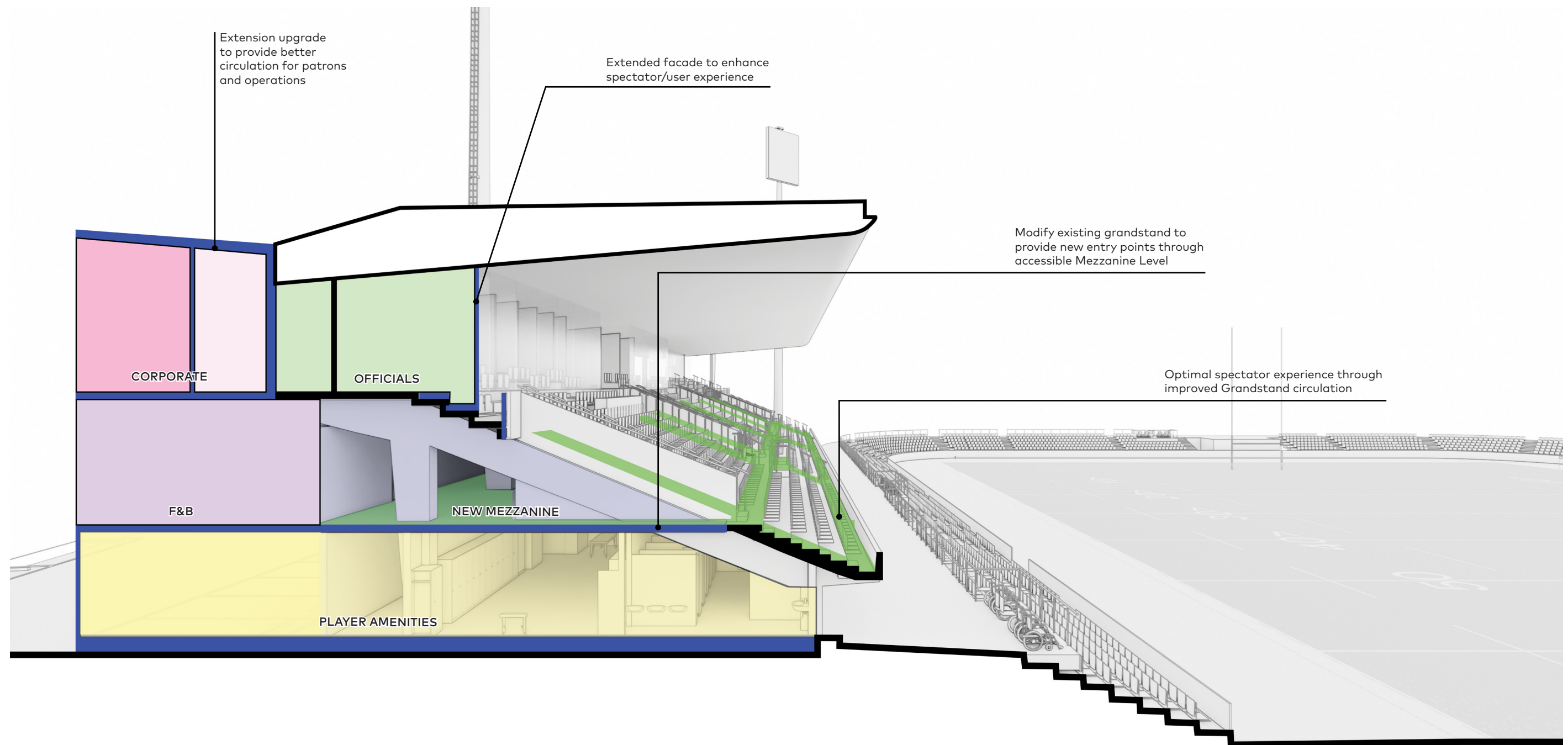


Figure 73: Western Grandstand cross section

Proposed areas	Corporate circulation	Food and beverage (F&B)
Amenities	Corporate suite	Members reserve
Operator	PMOA	

Northern Grandstand

The proposed Northern Grandstand is an open seating deck, defined by mature fig trees that contribute to the Oval's identity and its connection to the surrounding landscape.

Separated from the lower seating bowl by a low retaining wall, this existing area reflects the ground's suburban character, including the remnant bathroom structure embedded within the embankment.

Due to spatial and heritage constraints limiting seating expansion elsewhere around the Oval, the northern end presents the primary opportunity to enhance spectator capacity. The proposed Northern Grandstand introduces approximately 1,722 additional seats suspended above the existing concourse level, increasing seating capacity and improving amenities.

The design incorporates accessible pathways, flexible seating configurations, and upgraded facilities, enhancing the approach from the Mary Street entry as a key public arrival point while maintaining the Oval's informal, community-focused character.

This approach exemplifies the sensitive integration of new infrastructure within the existing landscape, carefully responding to the Oval's established character. The proposed grandstand is designed to provide additional seating options and enhance the spectator experience while respecting and building upon Leichhardt Oval's unique identity.

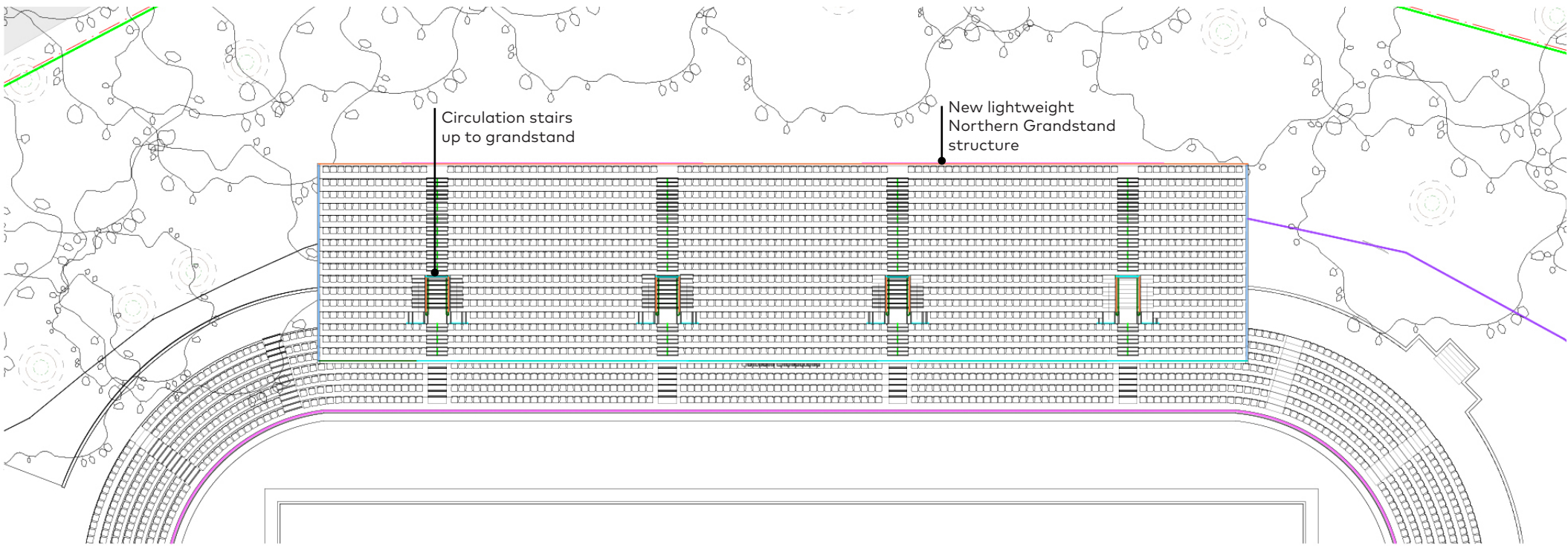
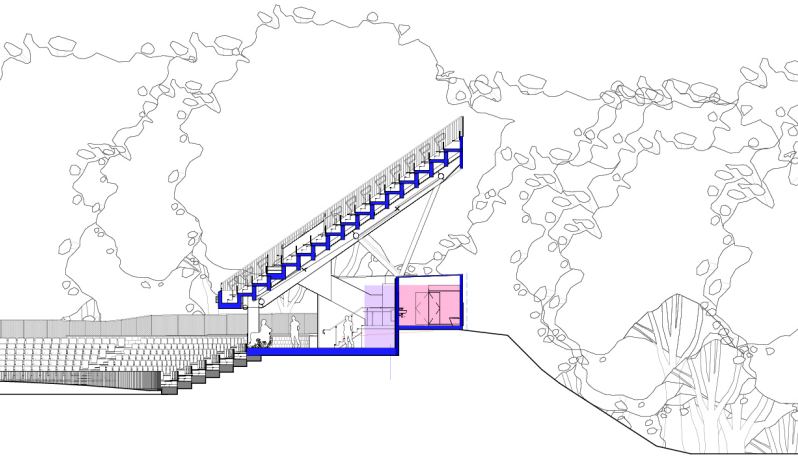


Figure 74: Proposed Northern Grandstand - Level 1

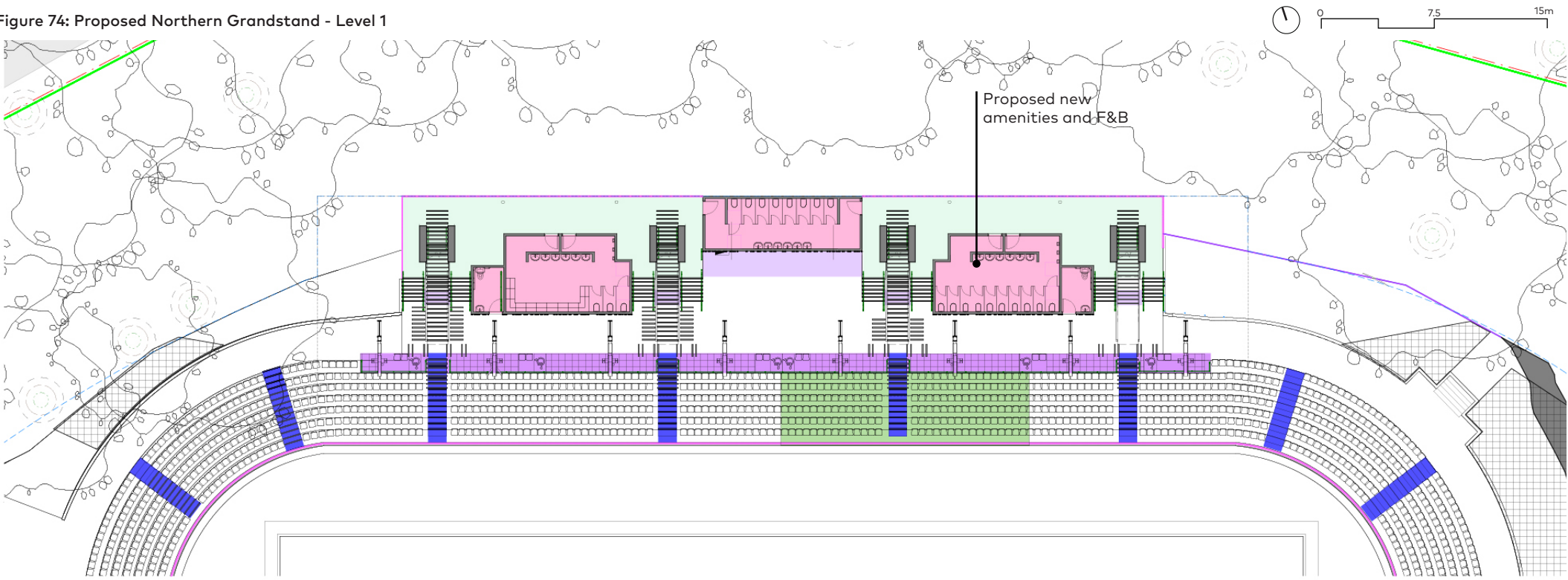


Figure 75: Proposed Northern Grandstand - Concourse Level

- Aisles hardscape
- Super riser hardscape
- Seating bowl plats
- Amenities
- Food and beverage (F&B)

A key consideration in the proposed design has been the preservation of the mature fig trees located at the rear of the hill.

Where possible, impacts on these trees has attempted to be minimised. However, the removal of 13 trees is required to accommodate the proposed structure, as illustrated in the adjacent sections. This adjustment will lower the canopy's relative level (RL) by approximately 2–3 metres.

Despite this change, the proposed Northern Grandstand will remain below the existing canopy line. As illustrated in the sections, the structure also sits approximately 2.4 metres below the existing roof height of Leichhardt Oval.

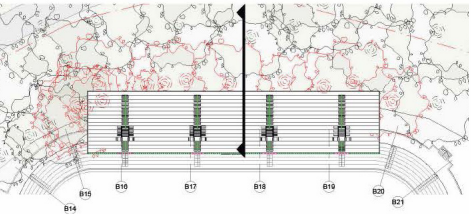


Figure 76: Northern Grandstand section - proposed tree removal

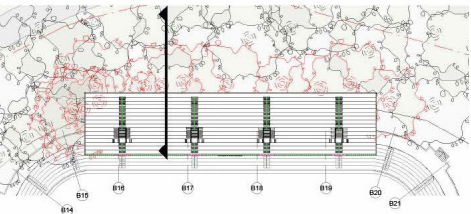


Figure 77: Northern Grandstand section - proposed tree removal

Materials

Approach

The use of materials and finishes should assist in creating a building and internal environment that promotes the Oval as a Tier 3 venue. The materials palette will be part of the integrated architectural and interior design concept and resolution.

The use of materials and finishes in the Oval design must ensure:

- Creation of a quality, welcoming and coherent facility;
- Excellent whole of life (WOL) performance and low lifecycle cost (LCC) through robustness, durability and resilience;
- Environmental quality and comfort of internal and external spaces;
- To integrate scale, proportion, colour, animation and materials sensitively into Leichhardt Park and its surrounding context whilst still articulating a strong and dynamic architectural language;
- Good ESD and embodied energy performance;
- Structural efficiency;
- Build-ability and consistency of finish;
- Adaptability and future proofed construction;
- Ease of access, maintenance and cleaning; and
- Robustness with respect to accidental and intentional damage.

External Materials and finishes must meet the expected standards of finish for civic buildings ensuring:

- Consistency of finish;
- Well-considered use of colour and texture;
- Durability of surface finishes and fixtures;
- Resistance to damage from water, UV light, maintenance and pest invasion (particularly at ground and roof levels);
- Resistance to graffiti and vandalism; and
- Minimum recurrent maintenance.



Figure 78: Proposed materials overall vision

Seating Bowl

Built form and materiality



Figure 80: Signage and wayfinding with linemarking to concourse areas for DDA



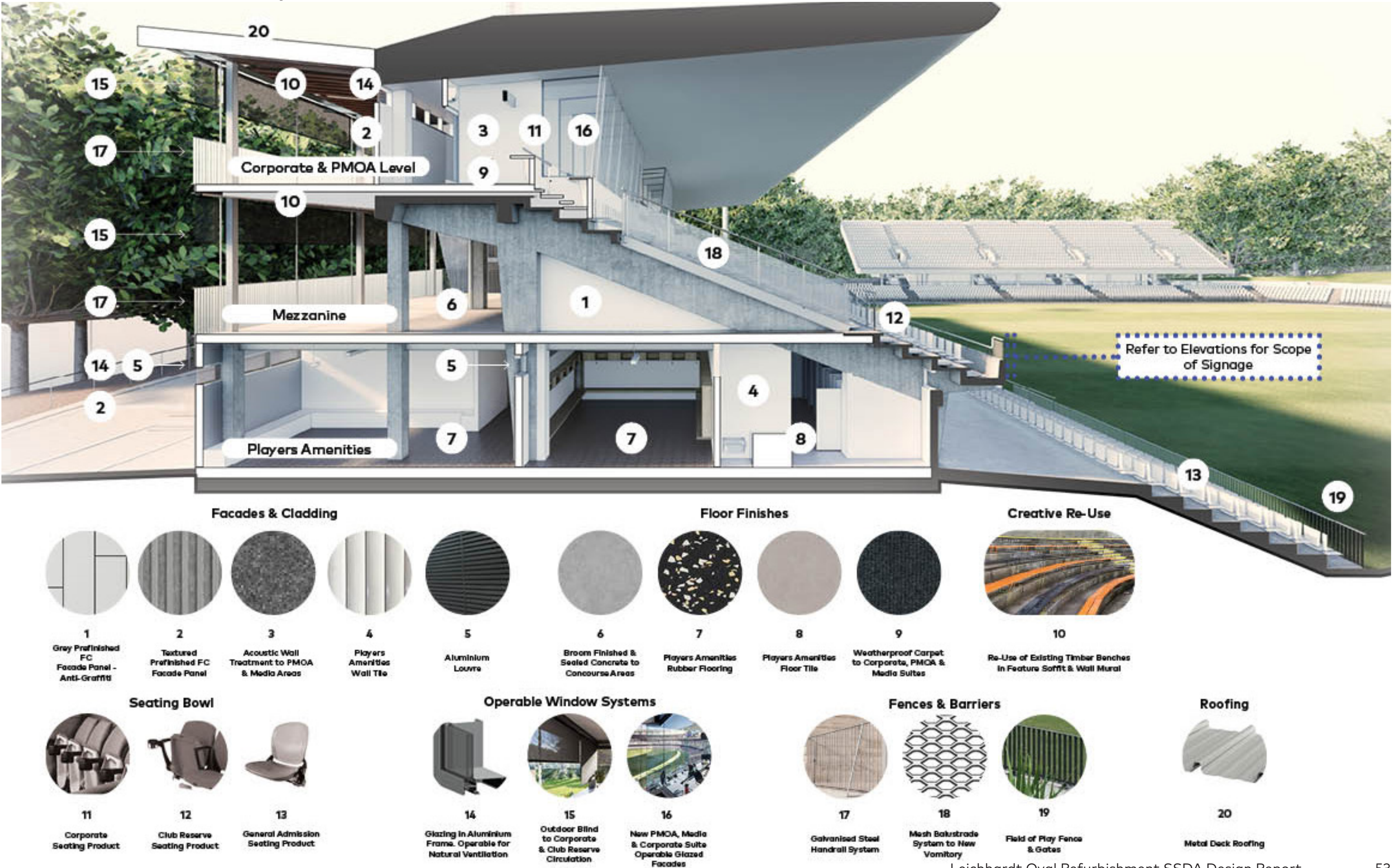
Figure 81: General admission seating product



Figure 79: Lower seat bowl materiality

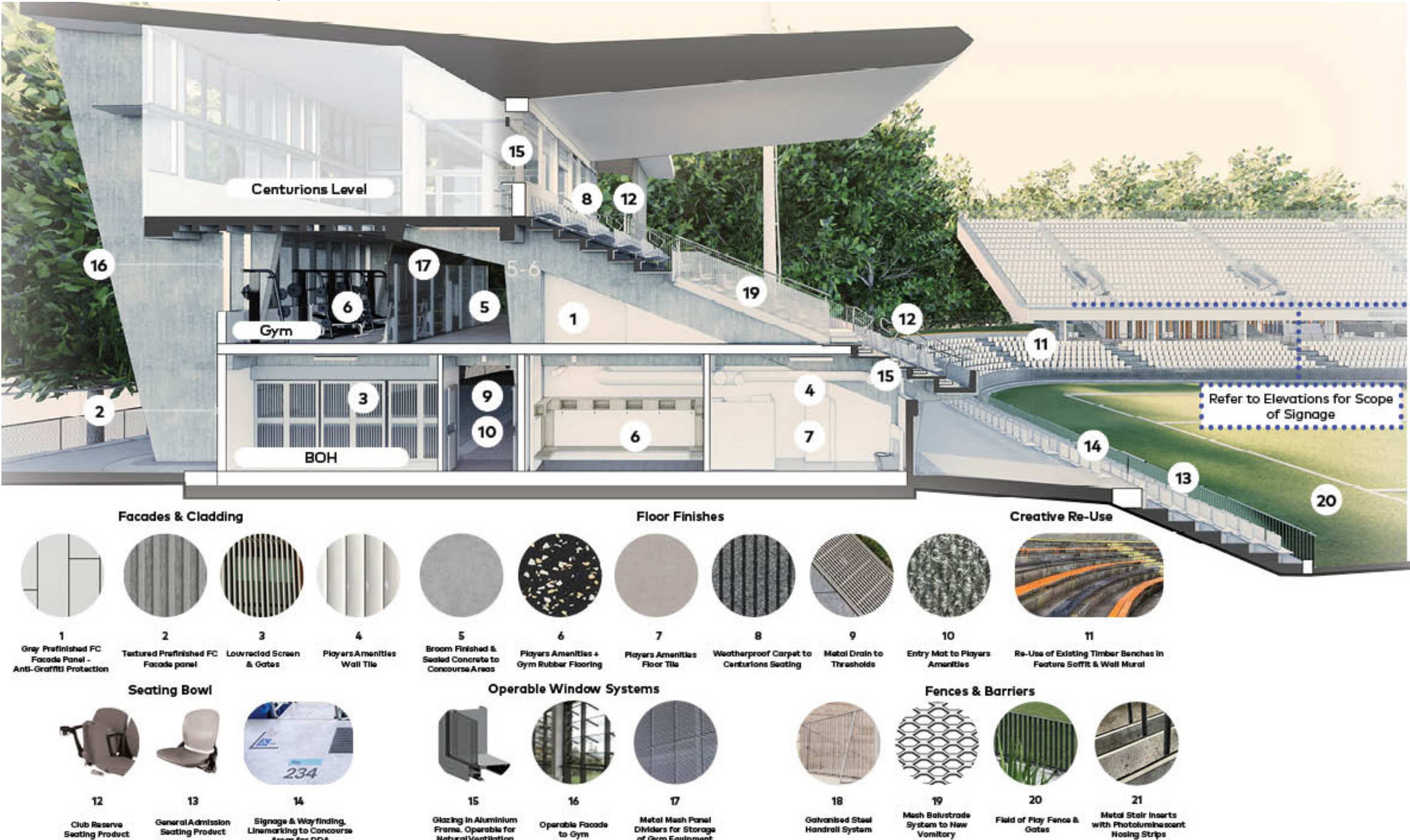
Western Grandstand

Built form and materiality



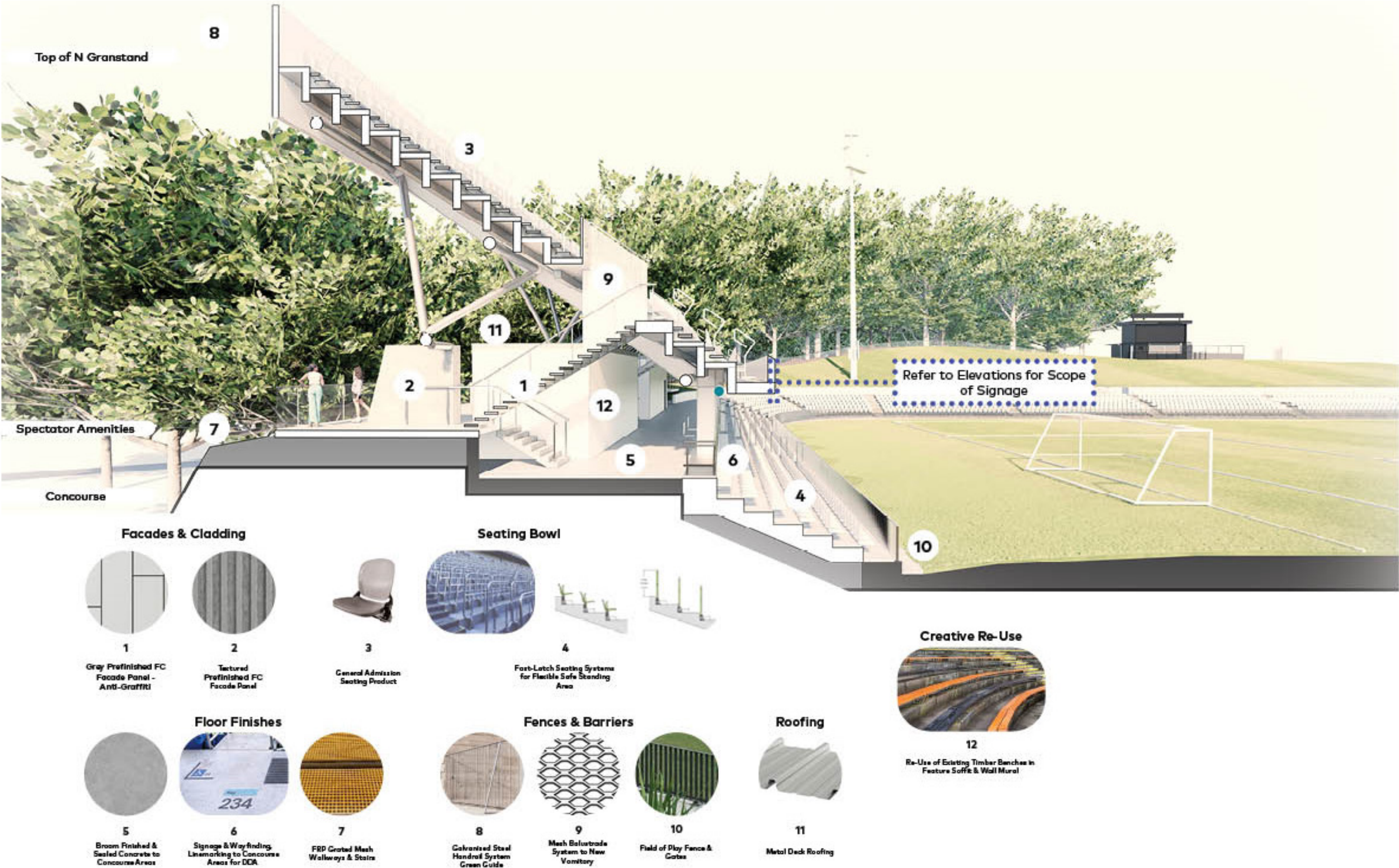
Western Grandstand

Built form and materiality



Northern Grandstand

Built form and materiality





View & Shadow Studies

Shadow analysis

The proposed extensions to the existing sports facility are located deep within the park boundaries, ensuring no overshadowing impact on neighbouring properties.

The new works, including the Northern Grandstand, are well set back from any external boundaries and surrounded by open parkland and landscape buffers.

As a result, all shading generated by the proposed structures remains contained within the site, falling only across the field of play and internal circulation areas.

Shadow modelling undertaken during design confirms that no shadows extend beyond the park boundary at any time of day or year, including during the winter solstice.

The new Northern Grandstand is positioned on the northern side of the field, directing any minor shadow southward onto the playing surface, rather than toward the park perimeter.

The controlled height of the grandstand further minimise shading while providing weather protection for the concourse.

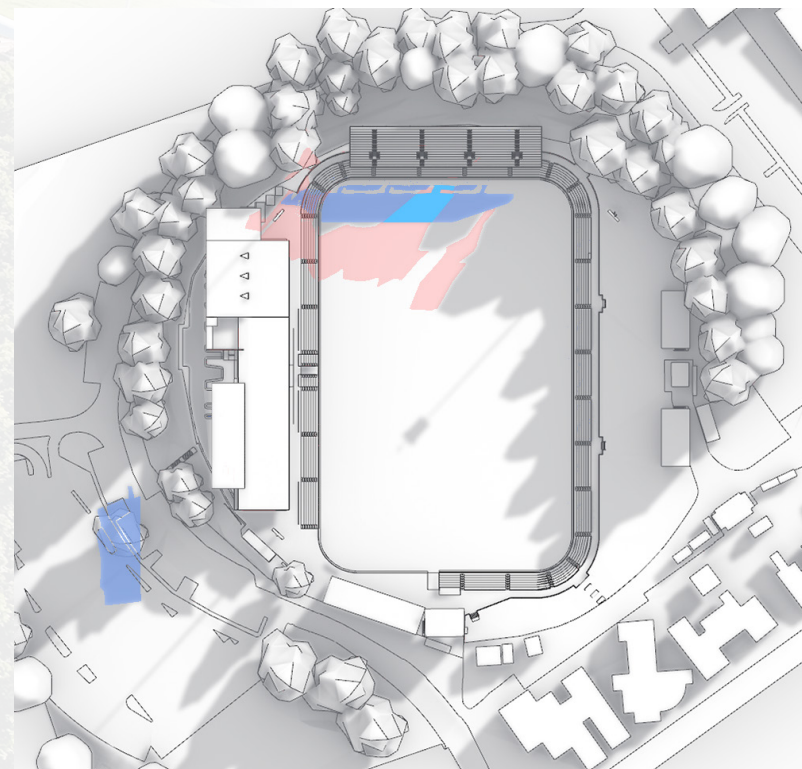
The design fully complies with Field of Play (FOP) sunlight requirements for rectangular sporting codes such as football, rugby league, and rugby union.

Adequate sunlight is maintained across the turf throughout the year, supporting healthy grass growth, safe playing conditions, and fair competition.

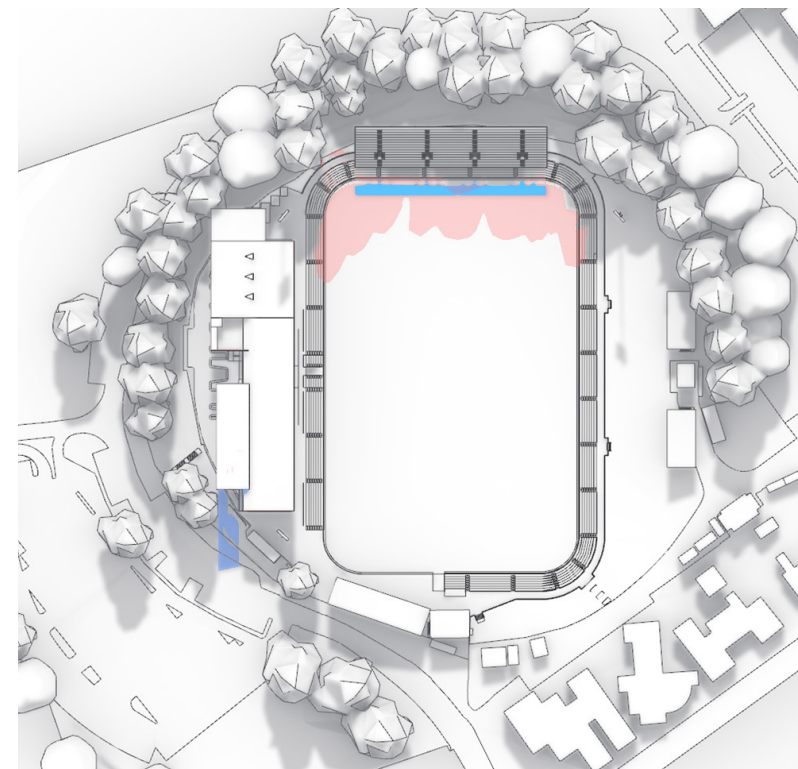
The grandstand's geometry and alignment have been tested to ensure the field continues to receive the minimum required sunlight exposure.

Winter Solstice

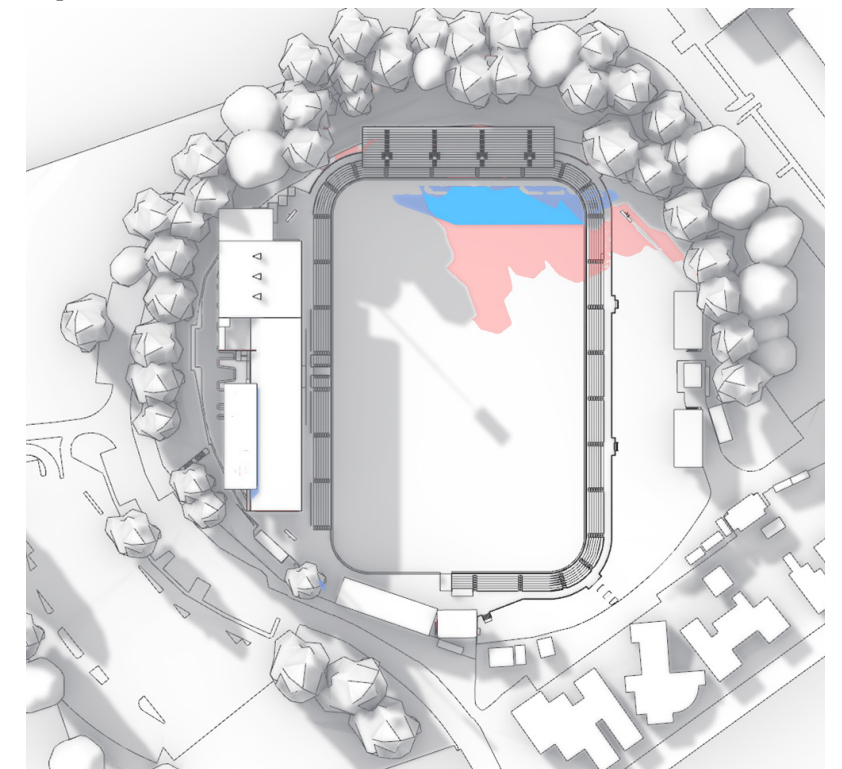
9am



12pm



3pm



- Shadow cast from existing facility
- Shadow cast from removed tree canopy
- Shadow cast from proposal (falling within remaining existing shadow)
- Additional shadow cast from proposal

- Proposal does not overshadow any neighbouring property
- Proposed shadow impact is now less than existing shadow
- Complies with Field of Play requirements for minimum amount of sun on field

View studies

The purpose of the view study is to visually illustrate and assess the impact of the proposed refurbishment works at Leichhardt Oval on the surrounding public realm.

Comparative images between the existing condition ("before") and the proposed design ("after") demonstrate how the upgrades will alter the stadium's appearance, scale, and relationship to its urban and landscape setting.

These visual comparisons support understanding of the design intent and its integration within the broader context of the parklands and adjacent neighbourhood.

The View Study is supported by a comprehensive Visual Impact Assessment, included as an appendix to this report, which analyses the proposed changes from key public viewpoints to evaluate potential visual effects on amenity and character.

The images presented within the View Study are Artists' Impressions only and are intended to communicate design quality and indicative massing rather than precise construction detail.

Together, these studies assist stakeholders, authorities, and the community in assessing the visual outcomes of the stadium's refurbishment.

Figure 82: Existing Leichhardt Oval aerial (above)
Figure 83: Proposed Leichhardt Oval aerial (below)





Figure 84: Existing Leichhardt Oval aerial (above)
Figure 85: Proposed Leichhardt Oval aerial (below)

Western Grandstand view

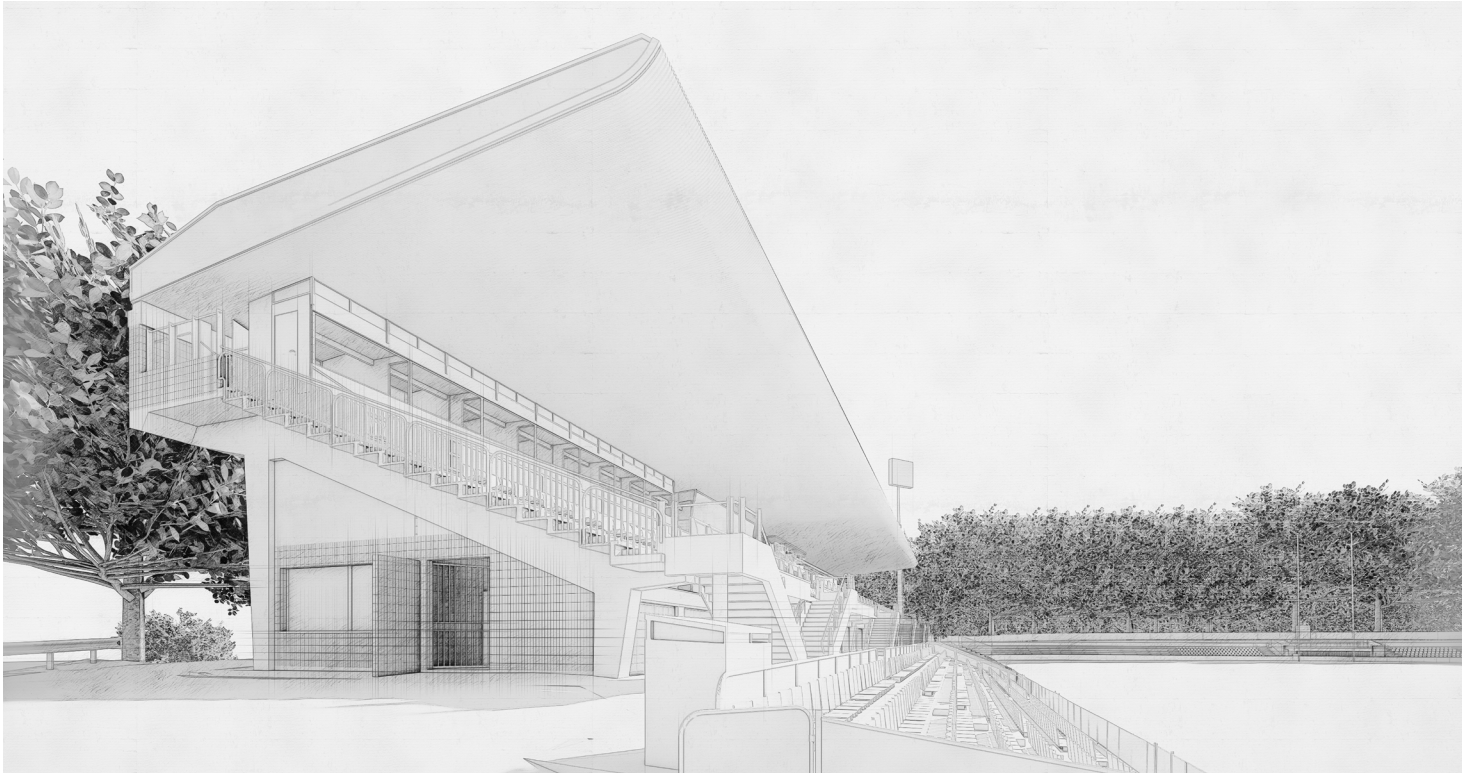


Figure 86: Western Grandstand Before



Figure 88: Western Grandstand Before

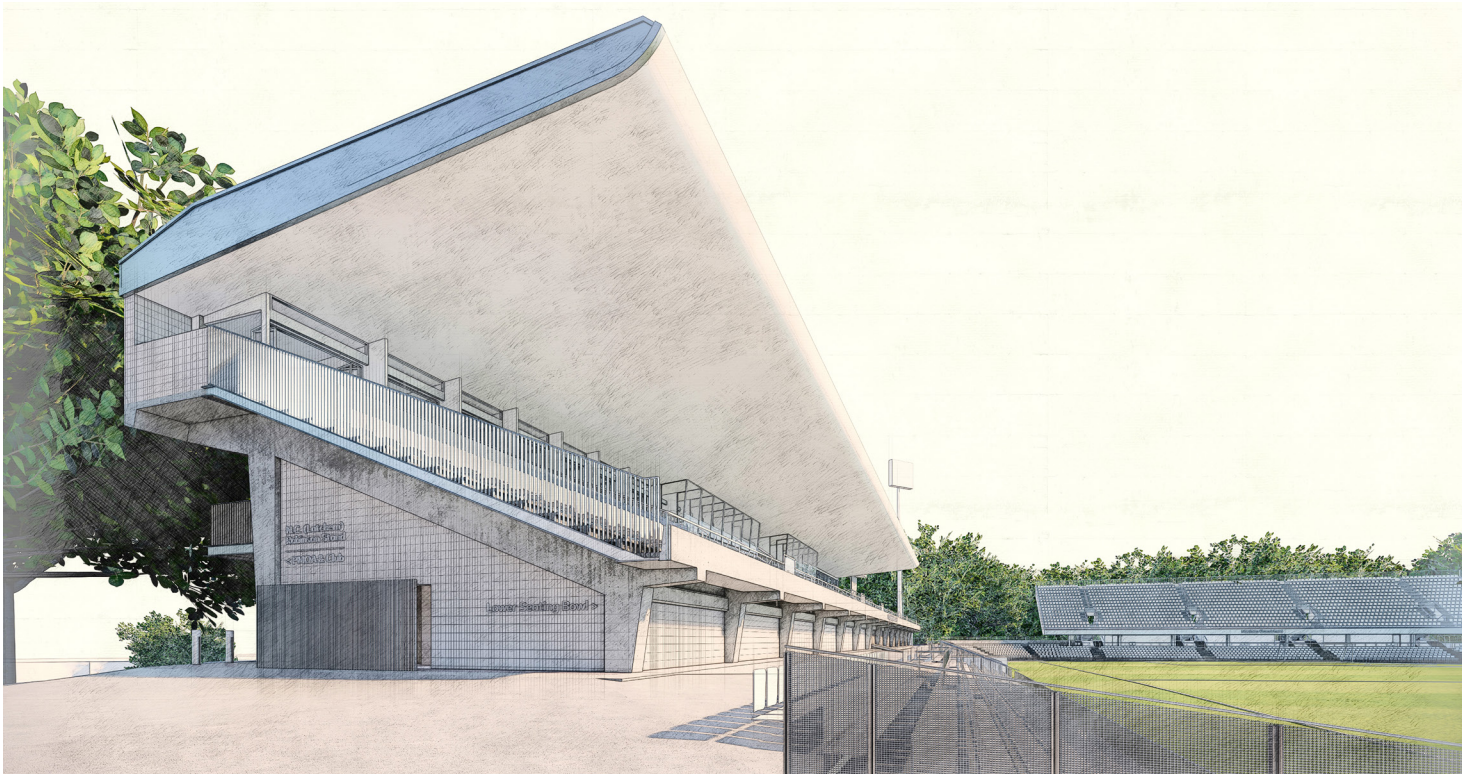


Figure 87: Western Grandstand After (Artists Impression - Design still to be resolved)



Figure 89: Western Grandstand After (Artists Impression - Design still to be resolved)

Western Grandstand view



Figure 90: Western Grandstand Before



Figure 91: Western Grandstand After (Artists Impression - Design still to be resolved)

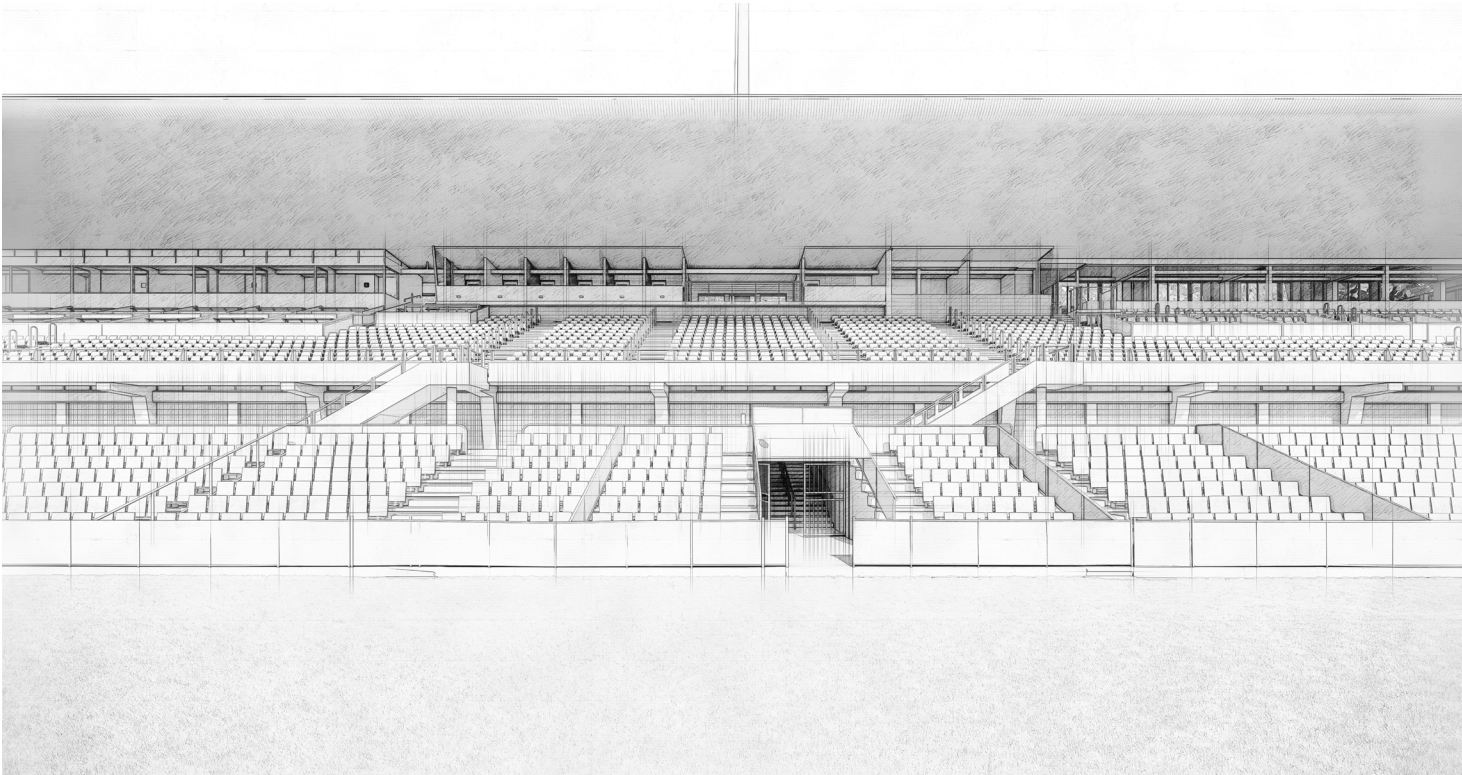


Figure 92: Western Grandstand Before

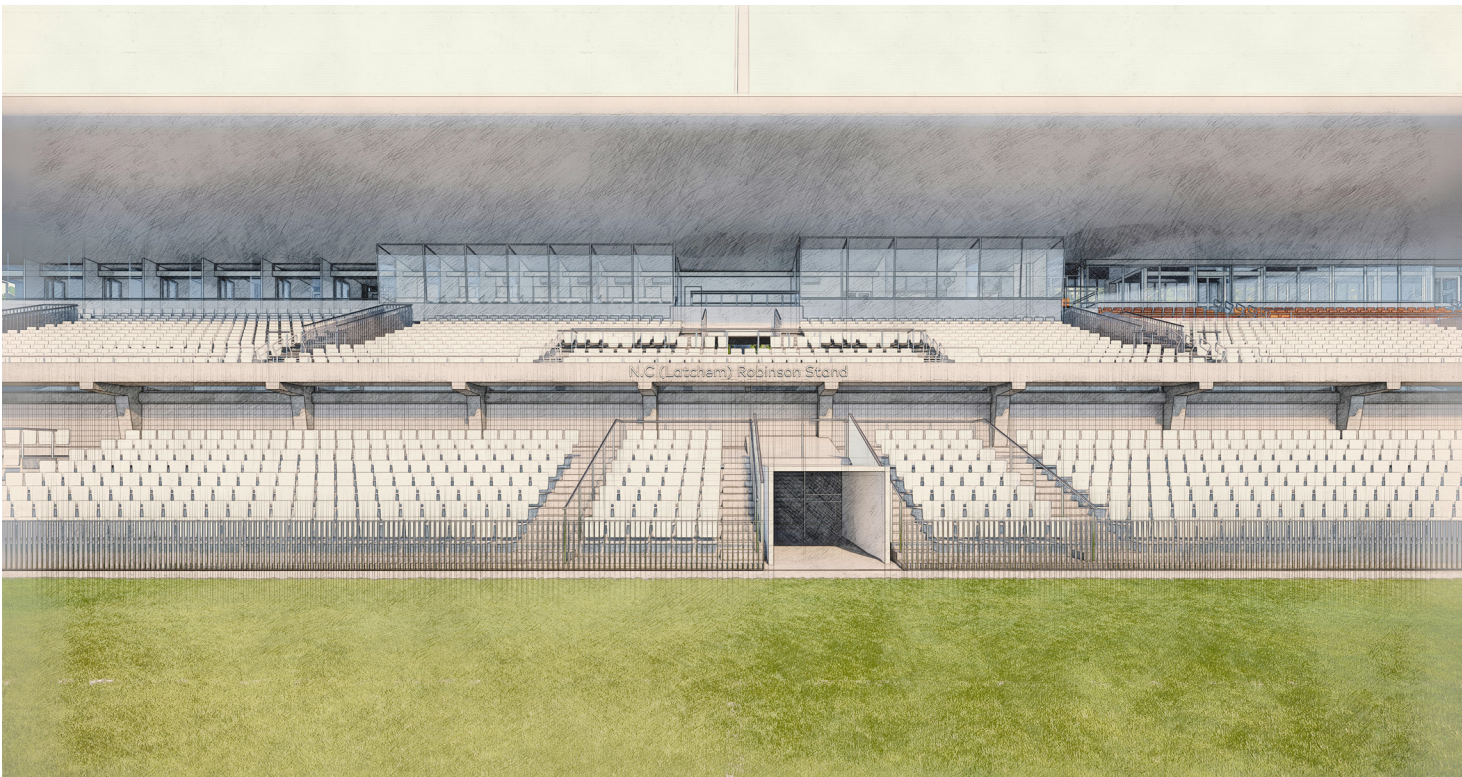


Figure 93: Western Grandstand After (Artists Impression - Design still to be resolved)

Western Grandstand view



Figure 94: Western Grandstand Mezzanine (Note: Temporary Overlay - F&B Items by Caterer and Venue Hirer)



Figure 96: Western Grandstand Mezzanine Multipurpose Gym (Balmain Juniors Gym Mode)



Figure 95: Western Grandstand Mezzanine (Note: Temporary Overlay - F&B Items by Caterer and Venue Hirer)



Figure 97: Western Grandstand Mezzanine Multipurpose Gym (Flexible Area)

Northern Grandstand View



Figure 98: Northern Grandstand Before

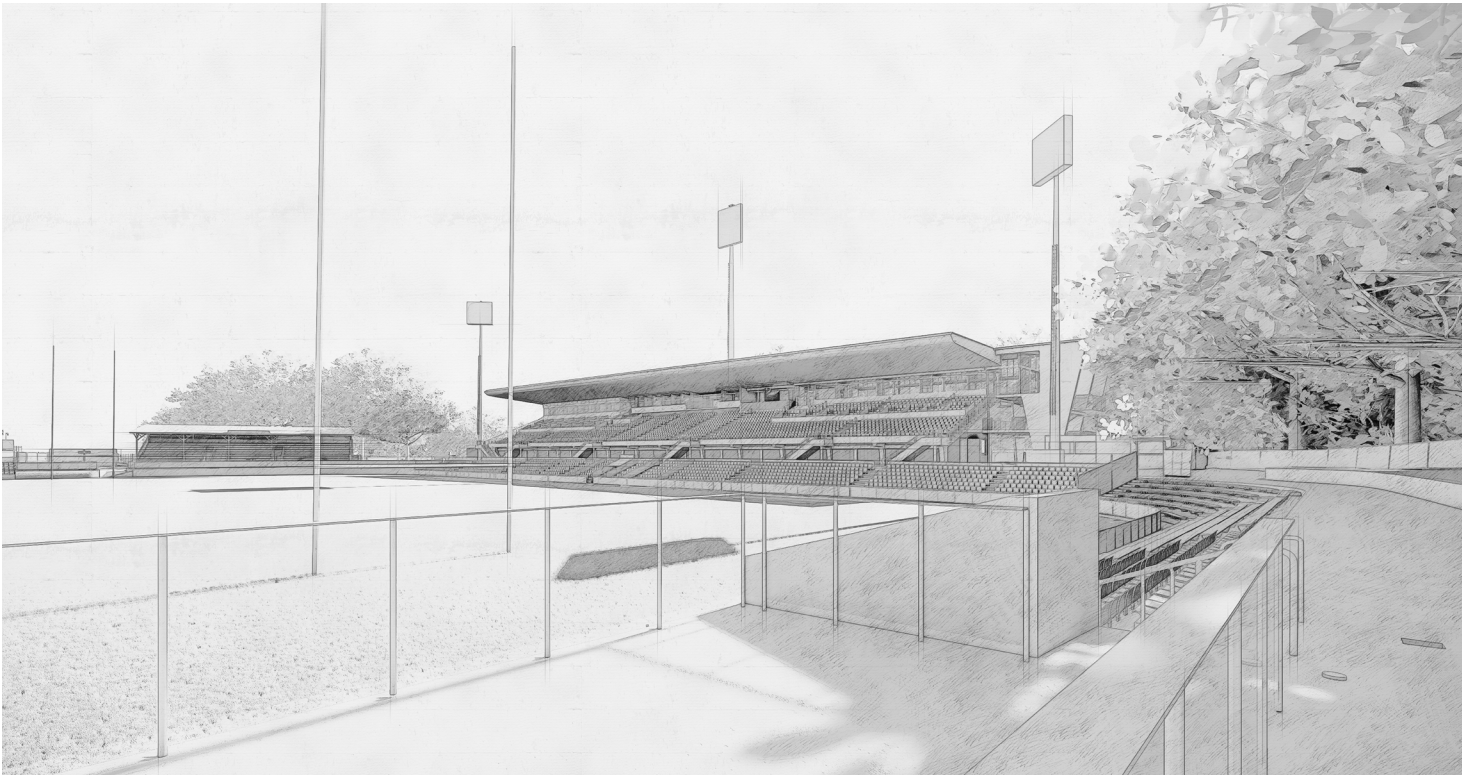


Figure 100: Northern Grandstand Before

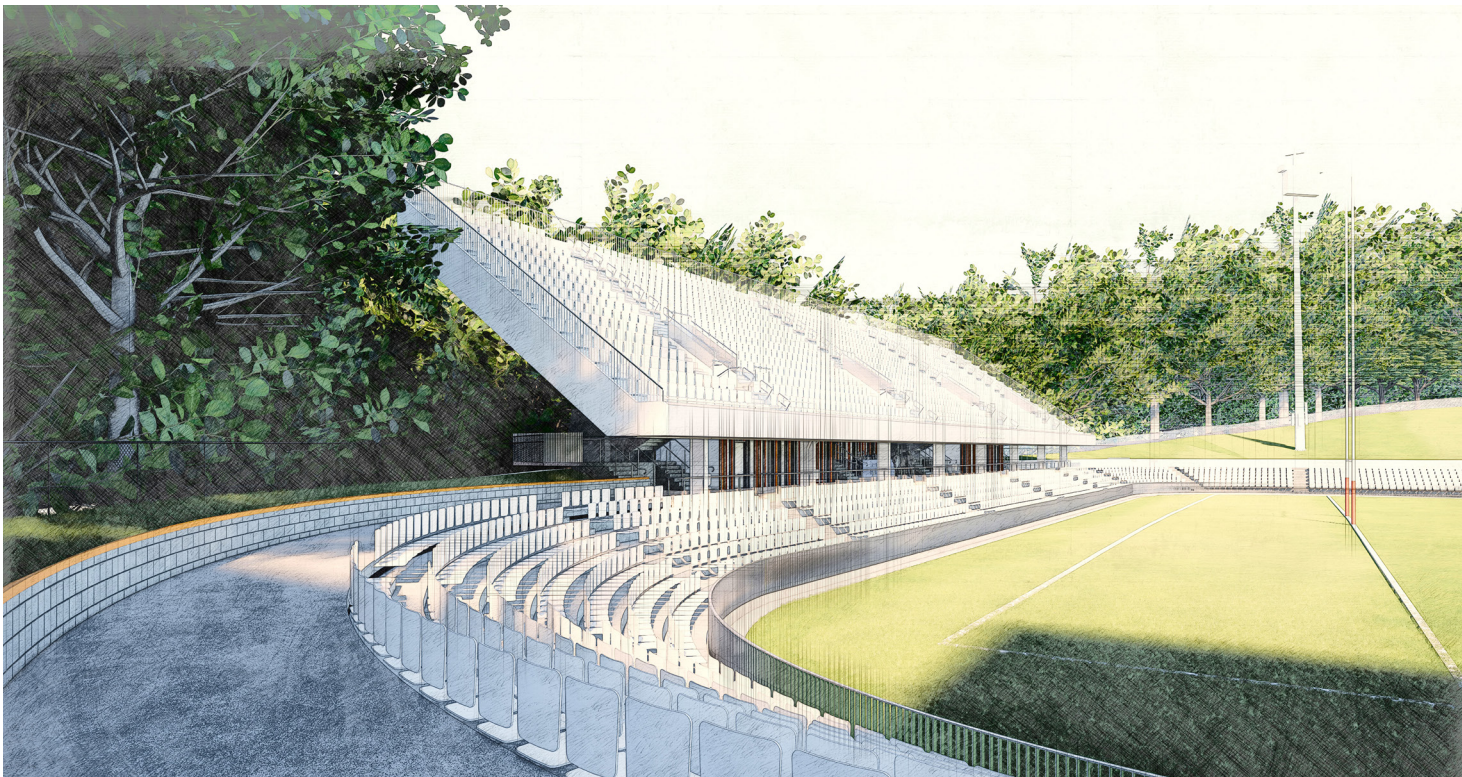


Figure 99: Northern Grandstand After (Artists Impression - Design still to be resolved)



Figure 101: Northern Grandstand After (Artists Impression - Design still to be resolved)

Signage & Wayfinding



Approach

Effective wayfinding is crucial for a positive spectator experience and safe egress within sporting venues. The goal is for visitors to navigate easily without constant direction.

A core aim of the Leichhardt Oval wayfinding approach will be to provide a holistic guideline for the redevelopment proposing solutions for a system that will ensure consistency and clarity.

Ensuring there is a balanced use of the Club's branding throughout the wayfinding system will also be key in expressing the identity and values of Leichhardt Oval effectively.

The following design aspirations will form the basis of our strategy and approach.

Key Principles

- Signage Hierarchy: Implement a clear hierarchy of signage, identifying routes in both lateral and transverse directions. This ensures clarity from all entry points.
- Accessibility: Design inclusive signage adhering to accessibility standards.

Consider:

- Vision impaired individuals: Use tactile text and/or Braille at correct heights where needed.
- Colour blindness: Avoid colour combinations that are difficult to distinguish; supplement colour with text or symbols.
- Varying heights: Ensure signage is visible to children, wheelchair users, and people of shorter stature.

- Symbolism: Employ internationally recognised symbols for quick comprehension.
- Sign Maintenance: Plan for regular cleaning and maintenance of all signage.

Strategic Considerations

- Develop a comprehensive signage strategy encompassing safety and regulation, information, as well as directional guidance
- Ensure consistency between signage, ground plans, ticketing information, event programmes, websites, and social media
- Consider crowd simulation modelling to identify potential congestion points and optimise signage placement
- Plan for event-specific signage to address unique needs.
- Adhere to relevant standards like BS 5499 for safety signs and BS 8501 for accessible signage

Key aspirations



Pride in the Identity

Showcasing a look and feel that is distinctly unique to Leichhardt Oval



Connection + Community

A system that reflects what the Club represents and its values



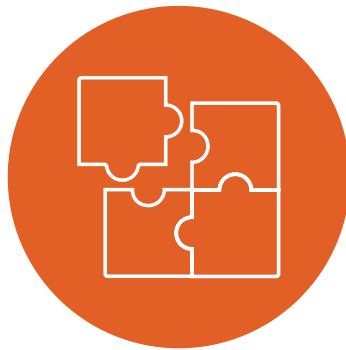
Universal & Inclusive

An approachable system that can be easily understood by all users



Wellbeing

Ensuring the safety of all visitors, staff and services along their journey



Cohesion + Integration

A system that is complementary to the architecture, interiors and surrounding built + natural environment



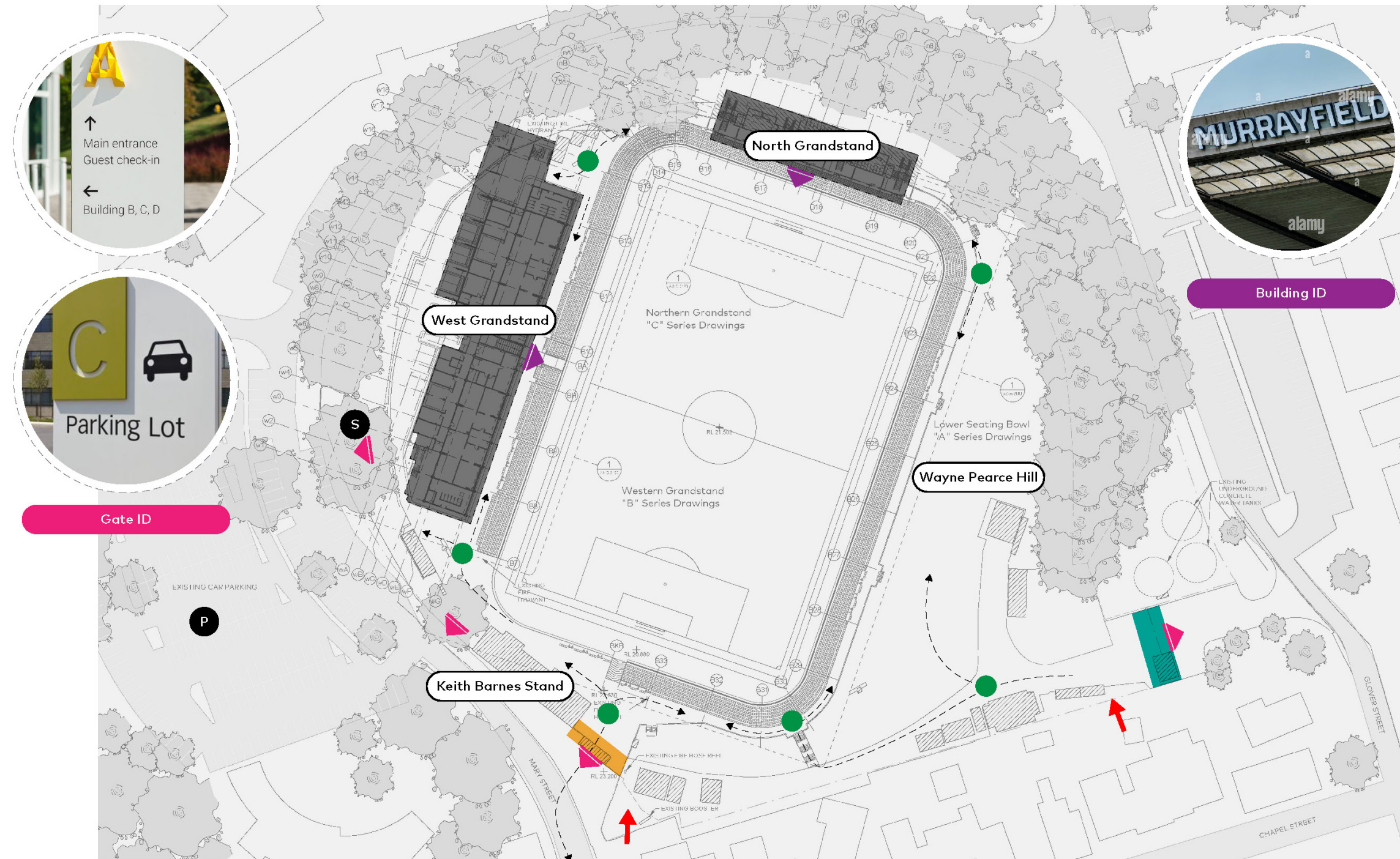
Functionality + Sustainability

Wayfinding that is intuitive, communicates with clarity + constructed from highly durable materials

External Circulation

Wayfinding and circulation around the Oval is focused on facilitating and encouraging safe and efficient movement.

Clear signage is proposed at the key entry points of the site, including around the Mary Street and Glover Street gates. Building naming and signage is also proposed around the western and Northern Grandstand.






Note* Indicative signage has been shown as design to be resolved at a later date








Appendix 1: Leichhardt Oval Refurbishment SDRP Responses

The following are responses to the State Design Review Panel (SDRP) from the 8th of October 2025 regarding the Leichhardt Oval Refurbishment project.

SDRP Comment	Addressed	Comment:
<p>Connecting with Country</p> <p>Engagement with Aboriginal stakeholders is acknowledged, and the inclusion of an Aboriginal artist to design the artwork is supported. However, it remains unclear what specific outcomes have emerged from the engagement process, or how these have meaningfully informed the design beyond references to artwork and signage.</p> <ol style="list-style-type: none">Develop a deeper understanding of the site by drawing on insights from engagement with local Aboriginal stakeholders to inform the vision and spatial experience of the place.Integrate the outcomes of engagement meaningfully into the Connecting with Country strategy to contribute to a distinctive sense of place.Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance	<div></div> <p>Refer to pages 22, 23 and 33 of the SSDA Report</p>	<p>Develop: The design team, facilitated by the Inner West Council Aboriginal Advisory Committee (led by Aunty Deborah Lennis and Simon Watts), engaged in a 'Walk on Country' to understand the site's history, archaeology, and identity, fostering a deeper connection to the land. This process informed the design by revealing storytelling opportunities relating to the foreshore's relevance to First Nations people.</p> <p>Integrate: Whilst the site has been significantly disturbed, there are several opportunities that have been identified such as artwork opportunities with the seating bowl, incorporating landscaping cues and seating colour arrangements. Following the walk on Country, we are proposing further consultation along to development the opportunities ideas. Upgrades to facilities additionally encourage flexible use for all users, reflecting community needs.</p> <p>Refer: Guidance for COX's approach to engagement and consultation has been gained from key documents including the Connecting with Country Framework as well as COX's Innovate Reconciliation Action Plan (RAP).</p>
<p>Site Strategy and Masterplan</p> <p>The proposal does not clearly articulate an overarching vision for Leichhardt Oval. While the current scope focuses on targeted upgrades, it is important to frame these works within a long-term masterplan that is informed by the site's heritage, community significance, and future potential.</p> <ol style="list-style-type: none">Establish a clear overarching strategy for the site that situates the current works within a long-term masterplan for the precinct.<ul style="list-style-type: none">Provide a unified vision that integrates built form, public domain, and landscape, supported by a clear staging plan for future works.Demonstrate how the proposal enables public access, future adaptability, and a cohesive arrival and spectator experience, both during events and in everyday use.Consider connections beyond the site boundary, including arrival and exit routes, wayfinding, and integration with the surrounding urban context, to support increased capacity and accessibility.	<div></div> <p>Refer to pages 20 to 27 of the SSDA Report</p>	<p>Establish: The vision for the master plan for Leichhardt Oval is to "provide clear direction to ensure the ongoing and future relevance of Leichhardt Oval as a premier sporting venue which can attract community and high-level events, games, training; and maximises the use of the Oval's assets and spaces".</p> <p>The key principles include:</p> <ul style="list-style-type: none">Creating additional amenity and facilities for users to support the growth of Leichhardt Oval and define it as a high standard event, function and conference facilityCelebrating the history of Inner West sport and rugby leagueMitigating impacts on the surrounding areas through the development of effective and innovative practicesIncorporating ESD outcomesProtecting the landscape and ecology of the site by retaining significant vegetation and trees and restoring it to surrounding natural ecosystemsDelivering dedicated pedestrian and cycle paths that provides external links between public transport, the Oval itself, and key destinations and attractors within the site and local contextEnsuring links within the site are efficient and safe for users <p>Improving pedestrian access/egress and enhancing the entry experience at connections beyond the sites boundaries, including at key public entries such as Mary Street and Glover Street do not fall within the current scope. The Master Plan summary on pages 24-27 of the SSDA Report presents the proposed long-term vision for Leichhardt Oval under previous the Master Plan scope.</p> <p>The West Concourse which is a major internal link will be modified to improve access and safety, all other concourses have been reviewed and are satisfactory.</p> <p>As per the Master Plan, the visual enclosure created by the canopy of fig trees will be maintained. It also maintains a strong emphasis on the horizontality of the facility to keep it grounded and an appropriate scale.</p> <p>Removal of fig trees to accommodate the new Northern Grandstand, including 2 that are either dead or diseased will be offset with like for like trees in Leichhardt Park.</p> <p>The history of the Oval will be interpreted and celebrated through inclusions of existing items and fabric that is clearly recognisable with the venue as well as the future Rugby League museum.</p> <p>ESD initiatives are incorporated for improving the environmental outcomes, refer also page 36.</p> <p>The design of the additions and refurbishments do not result in adverse environment impacts for the surrounding area and will assist in mitigating the potential impacts from large crowds for major events.</p>

SDRP Comment	Addressed	Comment:
<p>Site Strategy and Masterplan</p> <p>5. Demonstrate how key design decisions align with the long-term vision for the precinct. Clearly explain the rationale behind the location, form, and function of proposed elements to show how the current scope supports the broader strategic intent.</p>	<div></div> <p>Refer to pages 20 to 27 of the SSDA Report</p>	<p>Demonstrate: This proposed refurbishment of Leichhardt Oval delivers important elements that will:</p> <ul style="list-style-type: none">• Improve amenity, equity and operational efficiency• Improve access, circulation and safety• Enhance the environment of the stadium• Deliver improved revenue generation opportunities <p>The key driver for upgrading the Lower Seating Bowl is connectivity, accessibility, safety as well as an increase in capacity generated from efficient planning. It is the primary backbone of all of the masterplan projects identified in the wider masterplan. It prioritises public upgrades of the facility.</p> <p>The upgrade and expansion of the players, officials, medial, media and operations facilities located in the ground floor of the Western Grandstand was seen a critical item of this project to action to provide equitable modern facilities required at modern sporting facilities. These upgrades were deemed required to remain relevance in comparison to modern stadia.</p> <p>One of the major issues of Leichhardt Oval identified during the masterplan consultation process conducted earlier, was the cost to hirers, seen in on costs of security, PA etc. Combined with this, the state of the facilities in the Western Grandstand were seen as substandard in comparison to other top grounds used by the various codes and fans. The upgrade to the Western Grandstand includes removal of the existing eastern access stairs at the front of the Western Grandstand to increase safety to the lower concourse egress pathway. A new mezzanine entry provides distinct and separate access to the Western Grandstand from the west, separate to the Lower Seating Bowl seats.</p> <p>Multiple tiers of ticketed seating can be offered in the Western Grandstand - from general seats, to open reserve seats (centrally located for best sightlines), and corporate boxes. This allows for a greater return to the hirer, providing different grades of premium tickets for persons seated in the upgraded Western Grandstand.</p> <p>Upgrades to Level 2 corporate suites, and media, operations and coaches' facilities, will bring the stadium up to the technical requirements of modern stadia.</p> <p>The addition of the Northern Grandstand was seen an important inclusion to the masterplan for multiple reasons, it provides 1,722 additional general admission public seats without destroying the Hill, which was to be protected as a key public asset adored by patrons.</p> <p>There was no opportunity to see this addition to public seats to the south due to the Keith Barnes Grandstand or western side of the field of play without a complete knockdown rebuild. The addition of the Northern Grandstand also provided significant permanent upgrades for GA facilities including accessible toilets.</p> <p>It was seen as a one chance option to be included due to its difficult location in the masterplan, as to defer the Northern Grandstand would damage money spent on upgrades to the lower seating bowl or the field of play or the Hill to complete this project at a later stage. Whilst the Northern Grandstand does affect trees at this end of the ground as identified in this report, the grandstand will not dominate the remaining canopy behind.</p>

SDRP Comment	Addressed	Comment:
<p>Site Strategy and Masterplan</p> <p>The proposal has not sufficiently demonstrated that the northern stand represents the most appropriate solution for accommodating additional spectator capacity, particularly considering its impact on existing trees and its positioning within the site.</p> <p>6. Test alternative design options to demonstrate that the proposed solution is the most effective in meeting project priorities, including provision of amenity, increased spectator capacity, and improved user experience</p> <ul style="list-style-type: none">Consider whether the inclusion of the northern stand is the most appropriate response to site conditions, community expectations, and the efficient use of available budget.Explore whether additional rows of seating within the bowl, including a localised extension to the lower bowl at the northern end, could achieve similar outcomes to the proposed northern stand in terms of capacity. This may enable the retention of existing trees along the northern edge of the site and reduce the extent of concourse expansion onto Wayne Pearce Hill.Assess whether amenities and the food & beverage provision could be more appropriately located elsewhere on the site, such as the southern end, given the spatial constraints of the northern area and the anticipated number of patrons in the southern zone.	 <p>Refer to pages 30 – 31 of the SSDA Report</p>	<p>Test: Increased seating is a Project Brief requirement. The proposed design, with an appropriate number of accessible seating positions, will provide seats for approximately 50% of the Oval capacity. Fixed seating allows a higher ticket price and improved crowd safety.</p> <p>In the design this has been achieved by the following fixed seating amendments:</p> <ul style="list-style-type: none">Lower seating bowl: +823 seatsWestern Grandstand: +132 seatsNorthern Grandstand: + 1,722 seats <p>The total fixed seating has increased, but the overall capacity of Leichhardt Oval remains unchanged.</p> <p>Other options considered for the additional seating were:</p> <ul style="list-style-type: none">A new East Stand on the Wayne Pearce Hill, however the public consultation ruled out any development on the HillExpanding the Western Grandstand further West. This was ruled out through lack of space for servicing and circulation that would result as well as the major impact to the roof and structureA new South East Grandstand. This was ruled out as the location is currently the position for locating the temporary video scoreboard for NRL Games and other events, being no other location that can be accessed. This is a congested area of site for Event days in relation to the Mary Street entry/exit, further development would further restrict it and potentially render it unsafe <p>a comparrison matrix and diagrams exploring these options are attached at the end of this report</p> <p>In relation to amenities, the general rule is that toilets and food and beverage facilities should be evenly distributed and within approx. 35 metres of the end of each seating aisle.</p> <p>Similarly to the additional seating, other locations for toilets and food and beverage were considered. These locations resulted in an imbalance of distribution and potential increase to congestion and safety concerns due to cross flows during events.</p> <p>Overall, the Northern Grandstand provided the most workable option for additional seating, toilets, and food and beverage offerings.</p>
<p>Site Strategy and Masterplan</p> <p>7. Improve the arrival experience to create a more welcoming and legible entry sequence. Consider how visitors approach and enter the site, and ensure the design clearly addresses the key threshold conditions and supports intuitive movement and use of the site.</p>	 <p>Refer to pages 37 – 41 of the SSDA Report</p>	<p>Improve: This SSDA scope is limited to refurbishment of facilities within the site of Leichhardt Oval. New wayfinding will improve the visitor experience and assist in their navigation of the refurbished facilities. No improvements to the Mary Street and Glover Street entries are contemplated as part of this project.</p>
<p>Landscape</p> <p>The planting of replacement trees elsewhere within the park provides limited benefit to the oval precinct.</p> <p>8. Provide an arborist report outlining the condition, height, and significance of the trees proposed for removal.</p> <p>9. Explore opportunities to retain existing trees through selective pruning or design modifications to reduce the extent of tree removal.</p> <p>10. Test options to provide replacement planting within the oval site, with a focus on areas that currently lack shade, such as the south-eastern corner, to improve visitor comfort and usability. These should consider the long-term masterplan for the site.</p>	 <p>Also refer to pages 40-42 of this Report.</p> <p>Refer the Arboricultural Impact Assessment Report by Earthscape.</p>	<p>Provide: An arborist report was undertaken - refer to Arboricultural Impact Assessment Report by Earthscape</p> <p>Explore: The existing trees have been reviewed for potential pruning rather than removal as well as design modifications. The size and position of the trees, in particular the trunks made it impractical to achieve any development to the North if they were retained in full or part.</p> <p>Test: The Leichhardt Oval site, with its specific program requirements and limited space, has been assessed and no areas have been identified that will allow planting of offset trees without impacting the operations of the venue.</p> <p>As the requirement is to replace the trees like for like, the only practical solution is to locate new fig trees in other parts of Leichhardt Park.</p>

SDRP Comment	Addressed	Comment:
<p>Architecture</p> <p>11. Ensure the architectural language and character of all proposed built elements contribute to a cohesive identity for the precinct, reinforcing a strong and distinctive sense of place.</p> <p>12. Continue developing the design of the western grandstand:</p> <ul style="list-style-type: none">• Ensure the southern elevation reflects the prominence of this façade, contributing to the public realm and improving the arrival experience.• Ensure the mezzanine-level circulation areas are well-lit, and naturally ventilated, particularly in areas that currently appear enclosed.• Provide weather protection to vertical circulation to ensure safe and comfortable access in all weather conditions. <p>13. If options testing demonstrates the value and appropriateness of the northern stand, continue resolving the design of the northern stand:</p> <ul style="list-style-type: none">• Ensure circulation is sized to accommodate movement and queuing, particularly in areas where movement is constrained and where queuing for amenities may cause congestion.• Explore opportunities to incorporate a roof structure in future stages to improve usability and comfort. Ensure the current design allows for this addition in the future if not achievable within the current budget.• Provide sections showing the relationship between the proposed structure and the existing trees. Consider the view from the main gate and ensure the tree canopy remains visible, as it is a valued asset for the community. <p>14. Ensure the design of fencing around the oval preserves sightlines from adjacent seating, particularly where sponsor signage may be applied.</p>	<div></div> <p>Refer to pages 44-55 of SSDA Report</p> <p>Also refer to Architectural drawing set</p>	<p>Ensure: Currently the only unifying elements around the Oval are the concourse to the lower seating bowl and field fence. The design proposes to develop a language that creates stronger connections and identification of place through:</p> <ul style="list-style-type: none">• Emphasis of horizontal lines for Grandstand and concourse edges• New field fence, balustrades and gates to appropriate parts of the Oval detailed as a family of fixtures using welded steel vertical balusters with a galvanised finish• New stadium tilt up seats for all seated areas. Colour scheme to be determined as either an overall graphic or artwork• Colour scheme of light greys and off whites for all viewed fixtures and surfaces• Maintaining the visual enclosure by the canopy of fig trees that encircle the Oval• New structures to be light “canopies” to create verandahs for activities and shelter• Controlled horizontal zones for the temporary advertising signage <p>Continue: The opportunity to continue to develop critical items is supported by the applicant within its budget constraints, including treatments of elevations, provision of clear, safe, accessible circulation and weather protection to new spaces.</p> <p>Testing: The development of the Northern Grandstand and associated concourse areas are based on NCC and the UK Guide to Safety at Sports Grounds (Green Guide) to achieve safe circulation for patrons.</p> <p>A roof to the Northern Grandstand was considered but was rejected due to cost, structural implications, and greater impact on the tree canopy., a roof to the Northern Grandstand would also cast significant shadows on the playing field, which would impact upon the health and condition of the pitch.</p> <p>Sections of the proposed Northern Grandstand at each tree as identified by the point cloud shows its relationship with the trees identified for removal and its effect on the remaining tree canopy behind.</p> <p>Ensure: The proposed design is currently being developed to allow views from the grandstands and lower seating bowl to the field of play to be free from obstruction. Sightlines from the lower seating bowl are to be over the fence line and also free from obstruction.</p>
<p>Sustainability and Climate Change</p> <p>15. Demonstrate how the project considers embodied carbon through design and construction strategies to reduce environmental impact and support long-term sustainability outcomes.</p> <p>16. Incorporate renewable energy systems, such as photovoltaic panels, where feasible. If currently not budgeted for, ensure infrastructure is in place to support future installation.</p> <p>17. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.</p>	<div></div> <p>Refer to the ESD Report and the Net Zero Statement prepared by Aspire.</p>	<p>Demonstrate: Carbon emissions to be minimised through adaptive reuse of structure, materials and systems, use of low carbon steel and minimisation of aluminium and consumption of fossil fuels.</p> <p>Incorporate: Roof structure for the Western Grandstand extension to allow for expansion of the existing PV array.</p> <p>Illustrate: The proposed design contributes to sustainability and climate change mitigation measures through ESD opportunities.</p>



Alternate seat option comparison table

	Options	INCREASED SEAT CAPACITY >1500 Key IWC brief requirement	HILL RETAINED Key community and stakeholder requirement	EGRESS / ACCESS Path of travel to stand and facilities	AMENITIES Well distributed amenities for all seated positions	VIEWS TO SCOREBOARD Maintain views to scoreboard	TREES IMPACTED Tree canopy or root zone	SERVICES IMPACTED Interrupts key services	ORIENTATION TO SUN Glare to patrons	NEIGHBOURS IMPACTED Obstruct or overshadow
1	PROPOSED NORTH STAND	✓	✓	✓	✓	✓	✗	✓	✓	✓
2	EXTRA ROWS	✗	✗	✓	✗	✓	✗	✗	✗	✓
3	EAST OPTON	✗	✗	✓	✗	✗	✓	✗	✗	✓
4	SOUTH OPTION	✗	✓	✗	✓	✗	✓	✗	✗	✗

SSD-85149458 State Significant Development Application

Leichhardt Oval Refurbishment – 68 Mary Street, Lilyfield

Appendix 2: Leichhardt Oval Refurbishment SEARs Declaration

SEARs Declaration

Declaration		
Name	Russell John Lee	
Professional Qualifications	Bachelor of Architecture (Hons), UNSW	
The undersigned declares that this Leichhardt Oval Redevelopment has been prepared in response to the following SEARs requirements issued for the project on 23 June 2025 for SSD-85149458:		
SEARs item	SEARs Issue and Assessment Requirement	Relevant Section of this Report that addresses SEARs Requirement
3. Design Quality	<p>Design Quality</p> <ul style="list-style-type: none">• Demonstrate how the development will achieve:<ul style="list-style-type: none">○ design excellence in accordance with any applicable EPI provisions.○ good design in accordance with the seven objectives for good design in Better Placed.• Demonstrate that the development:<ul style="list-style-type: none">○ where required by an EPI or concept approval, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams.• Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP (if reviewed) are to be addressed prior to lodgement.	<p>The project has been through a truly participatory design process, including stakeholder design charrettes. This is document in the Leichhardt Oval Master Plan Report and summarised in this Report on pages 20 to 28.</p> <p>In addition, the project has been reviewed by the State Design Review Panel on the 8th of October 2025. The Summary from the Government Architects Review and the responses are documented within Appendix 1 attached to this Report.</p>
4. Built Form and Urban Design	<p>Built Form and Urban Design</p> <ul style="list-style-type: none">• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.• Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.• Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage and integration of services.• Assess how the development complies with the relevant accessibility requirements.	<p>Pages 6- 19 (Context and site analysis)</p> <p>Pages 37 – 39 (The project)</p> <p>Pages 52 – 55 (Built form and materiality) & Pages 65- 66 (Signage and wayfinding)</p> <p>Page 34 (Universal accessibility)</p> <p>Also refer to - Architectural drawings, Survey Plan, Building Code of Australia Compliance Report and Accessibility Report</p>

Declaration		
5. Environmental Amenity	<p>Environmental Amenity</p> <ul style="list-style-type: none"> • Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. • Assess amenity impacts on the surrounding locality, including lighting impacts, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). 	Pages 56 – 63 (View and Shadow studies)
6. Visual Impact	<p>Visual Impact</p> <ul style="list-style-type: none"> • Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. • Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment. 	Pages 56 – 63 (View and Shadow studies)
7. Public Space	<p>Public Space</p> <ul style="list-style-type: none"> • Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department. • Demonstrate how the development: <ul style="list-style-type: none"> ○ ensures that public space is welcoming, attractive and accessible for all. ○ maximises permeability and connectivity. ○ maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. ○ minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 	<p>Page 39 (Public domain plan)</p> <p>Also refer to – CPTED Report</p>
8. Trees and Landscaping	<p>Trees and Landscaping</p> <ul style="list-style-type: none"> • Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> ○ details the proposed site planting, including location, number and species of plantings, 	<p>The Schematic Design has considered numerous options to retain significant trees on the site and how that has iteratively informed the design. The proposal retains a significant number of trees on site, including the heritage listed trees on Mary Street at the entrance to Leichhardt Oval.</p> <p>Only 13 trees of varying significance will need to be removed from the</p>

Declaration		
	<p>heights of trees at maturity and proposed canopy coverage.</p> <ul style="list-style-type: none"> ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. ○ demonstrates how the proposed development would: <ul style="list-style-type: none"> ▪ contribute to long term landscape setting in respect of the site and streetscape. ▪ mitigate the urban heat island effect and ensure appropriate comfort levels on-site. ▪ contribute to the objective of increased urban tree canopy cover. ▪ maximise opportunities for green infrastructure, consistent with Greener Places 	<p>northern extents of the site. The removal of these 13 trees will necessitate 11 tree offset plantings that will be planted elsewhere within Leichhardt Park as per the Arboricultural Impact Assessment Report's recommendation.</p> <p>Pages 40-42 (Landscape) of this Report</p> <p>Also refer to - Arboricultural Impact Assessment and Landscape Plan</p> <p>Urban heat island effect: The Schematic Design has sought to utilise measures such as non-mechanical ventilation, shade and weather protection devices, and orientation to ensure appropriate comfort levels, while reducing energy use and potential contribution to urban heat island effect.</p> <p>Please refer to Pages 35 to 36 of this Report for further information.</p> <p>The project maximises opportunities for consistency with Greener Places through the following;</p> <ul style="list-style-type: none"> ● Adaptive Reuse of the existing Western Grandstand, insertion of a mezzanine level in the existing structure and of materials being refurbished around the Oval (e.g. timber bench seating) – unique approach and perhaps a model for the future ● Cross-ventilation of new mezzanine and gym level and reduced requirement for active systems ● Maintain existing precinct water capture system and rainwater tanks at the Oval for irrigation ● No provision, or use, of gas. And minimise energy and water use ● Deliver increased awareness and usage of public transport to/from the Oval through improved signage and wayfinding

Declaration	
Signed	
Dated	15 th January 2026