April 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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Appendix 1: Leichhardt Oval Refurbishment SDRP Responses
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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.

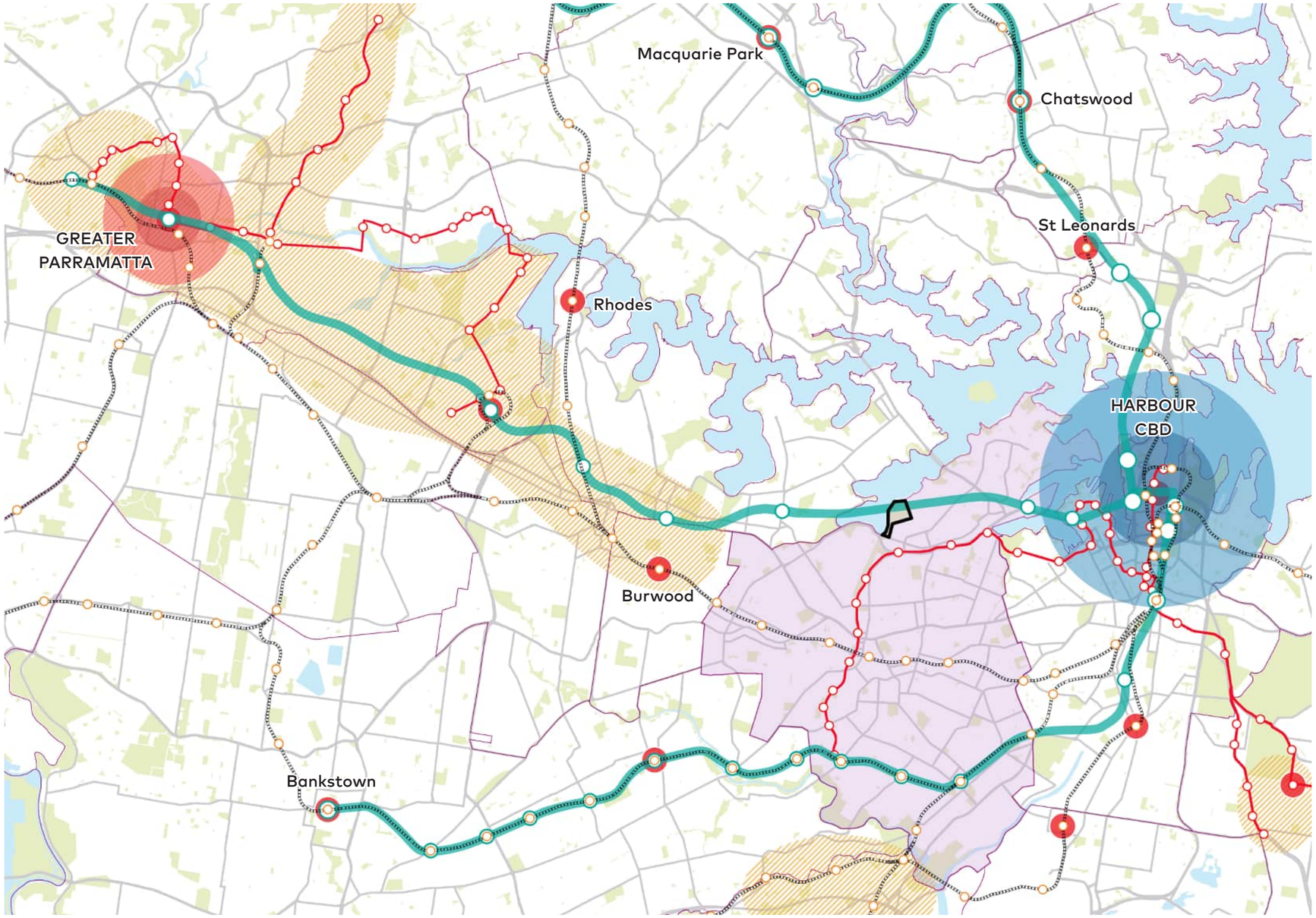
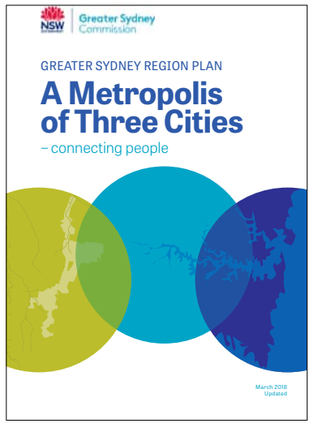
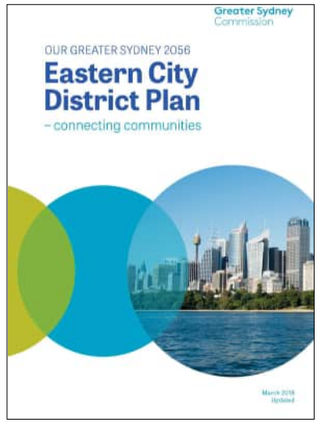


Figure 1: Strategic context

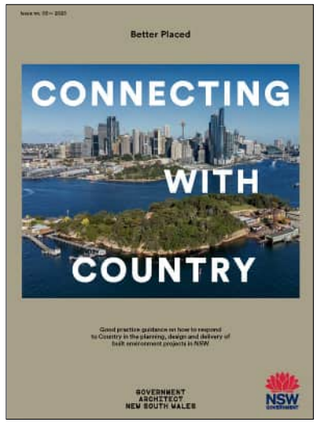
NSW Government Strategies



Greater Sydney Regional Plan: A Metropolis of Three Cities



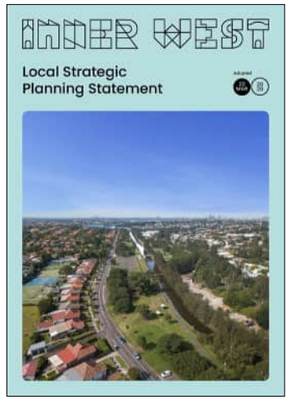
Our Greater Sydney 2056: Eastern City District Plan



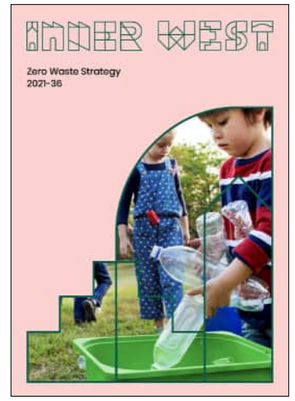
Connecting with Country Framework

Staying Ahead: State Infrastructure Strategy 2022-2042

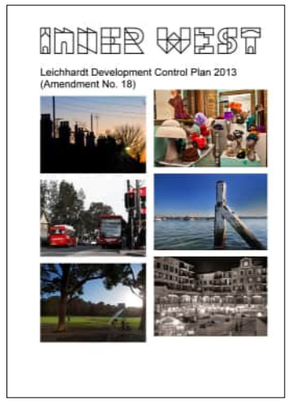
Inner West Council Strategies



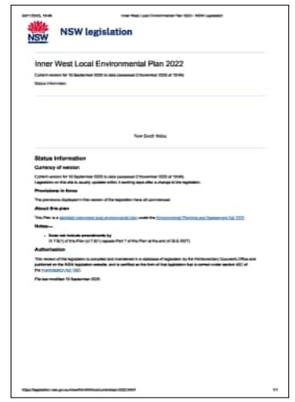
Our Place Inner West Local Strategic Planning Statement 2020 (LSPS)



Inner West Zero Waste Strategy (2021–2036)



Inner West Development Control Plan (2013) - Leichhardt



Inner West Local Environmental Plan 2022 (LEP)

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.

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 19,000 spectators.

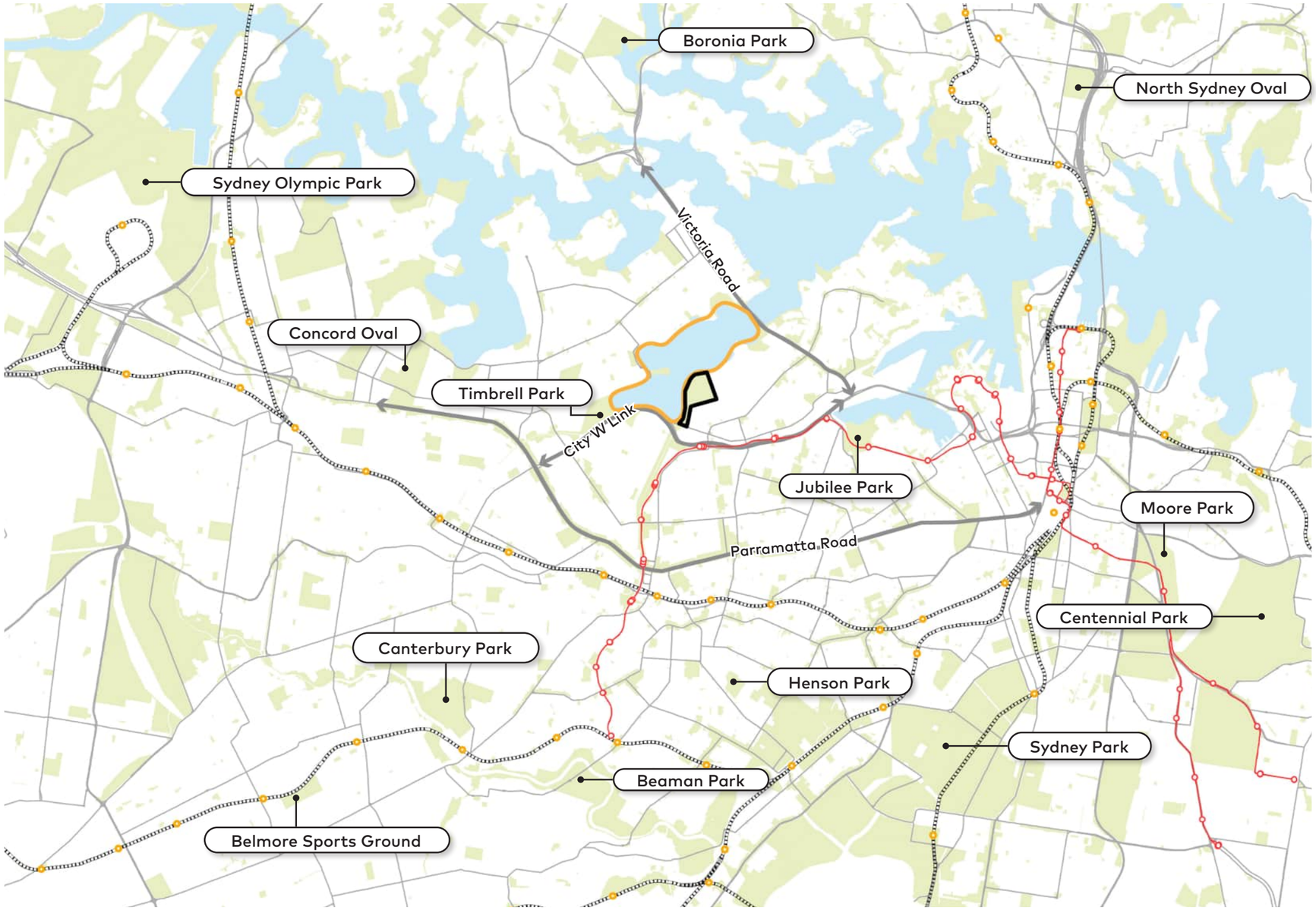


Figure 2: Leichhardt Oval site regional context

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.

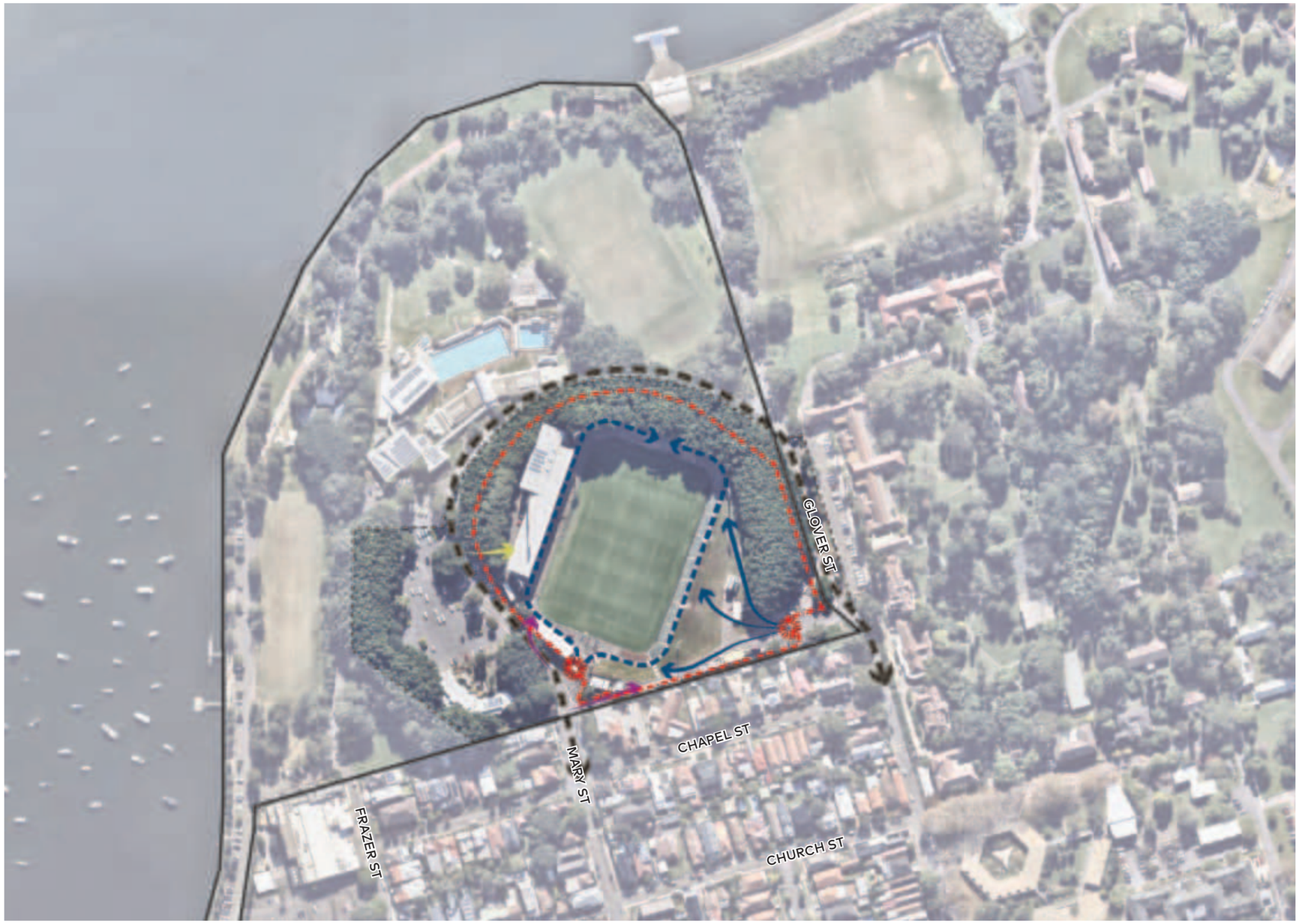


Figure 13: Access and circulation

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.

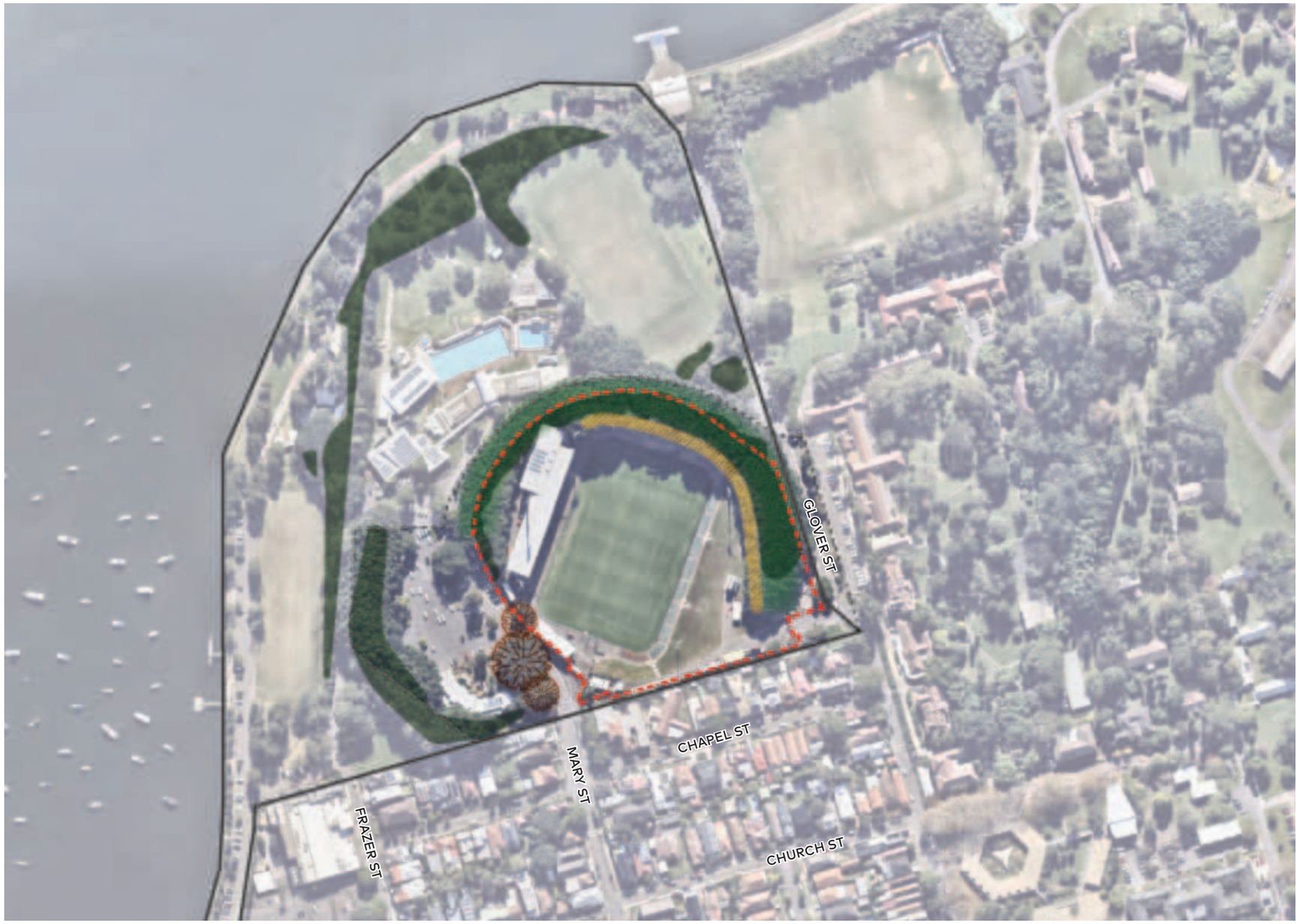


Figure 14: Ecology

- 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.

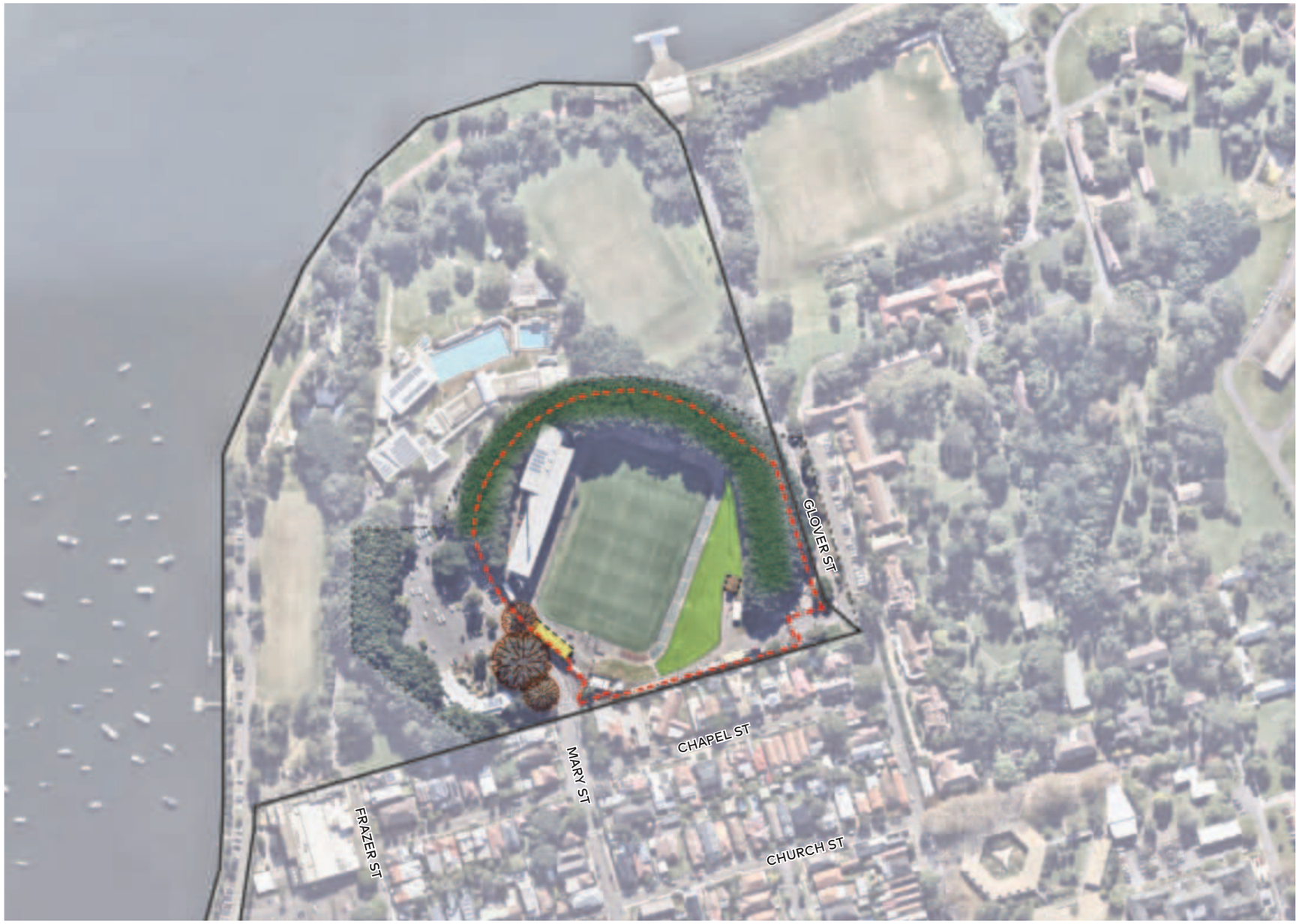


Figure 21: Heritage and built considerations

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

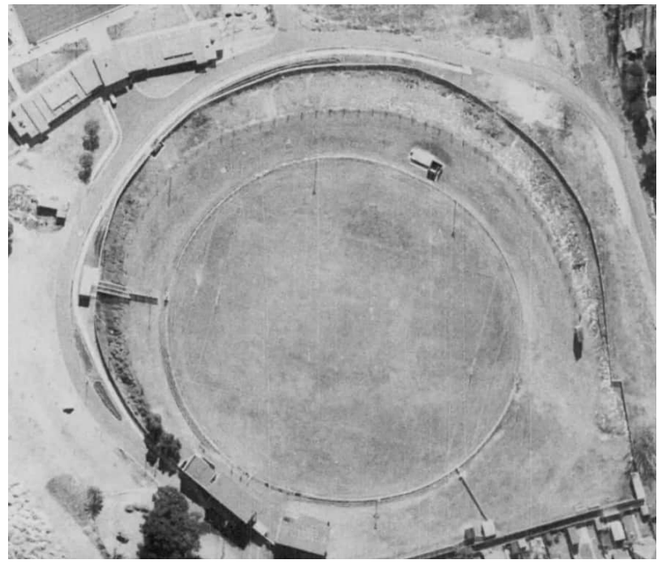


Figure 30: Leichhardt Oval 1961

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.

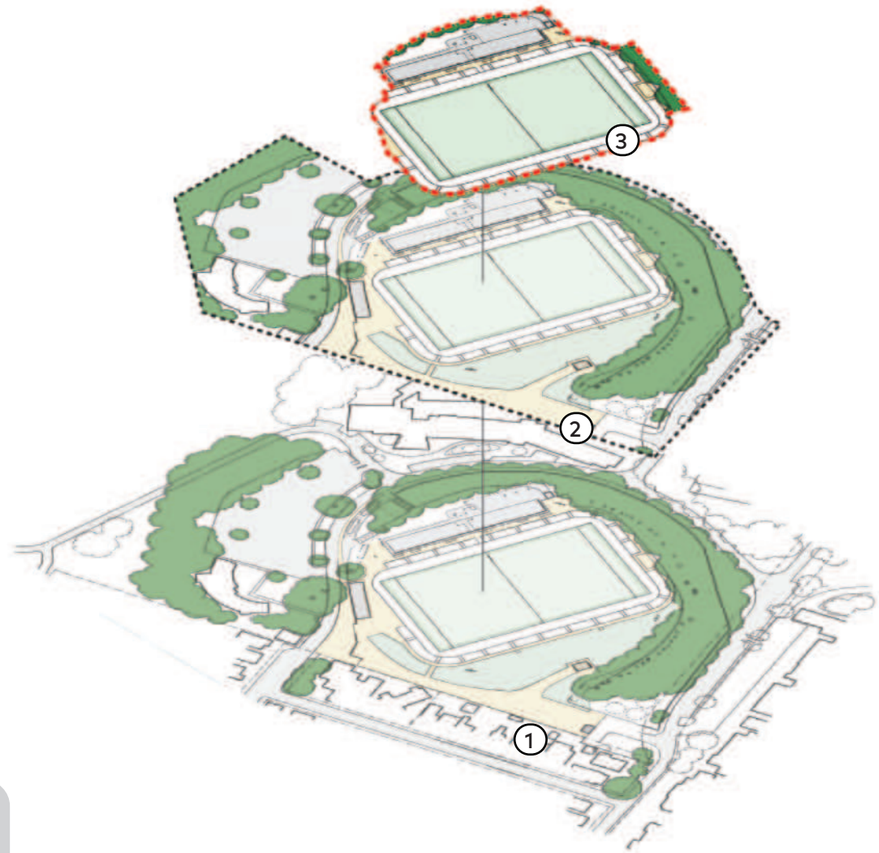


Figure 33: Leichhardt Oval scale process

1. Leichhardt Oval Master Plan 2022-2024 ✓
2. Leichhardt Oval Concept Designs ✓
3. Leichhardt Oval Refurbishment State Significant Development Application (SSDA) submission
- Engagement Outcomes Report 2022-2024 ✓
- Engagement Outcomes Report 2022-2024 ✓
- Planning approval and consents (needed by end of July 2026)
- Leichhardt Oval closed for construction October 2026
- Construction completion and handover for 2028 NRL season

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

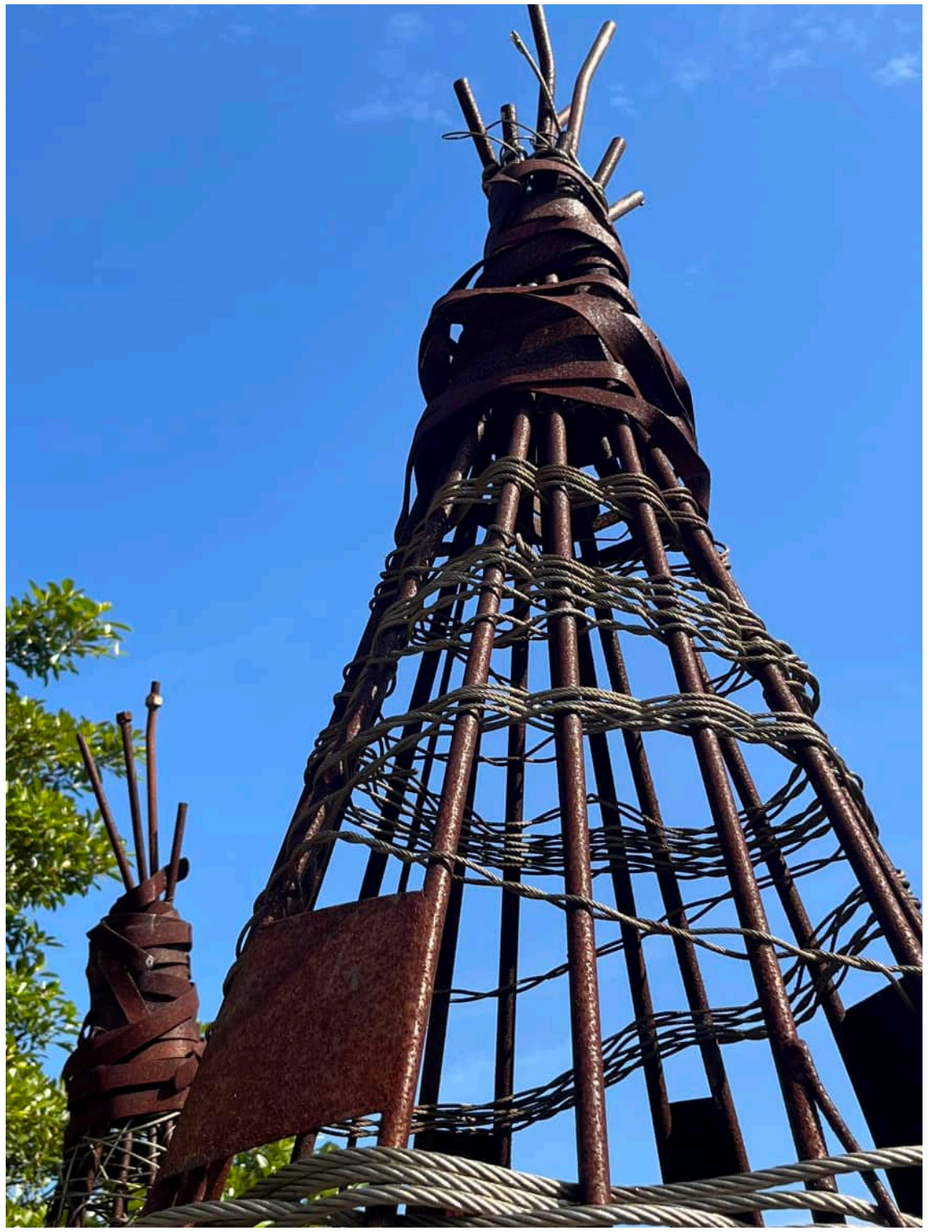


Figure 35: Connecting with Country walk site image 31st November 2025 -Fish Traps by Edwards Clarke (2019) located in King George Park

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

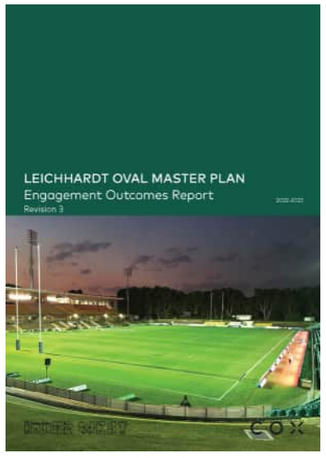


Figure 40: Leichhardt Oval Master Plan - Engagement Outcomes Report 2022-2023

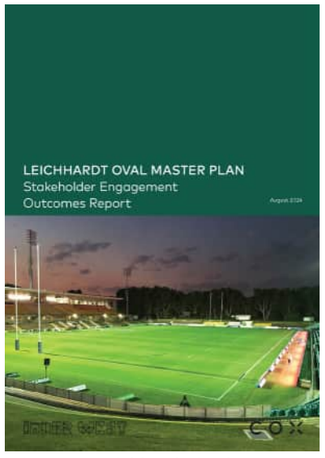


Figure 41: Leichhardt Oval Master Plan - Stakeholder Engagement Outcomes Report 2022-2023

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:

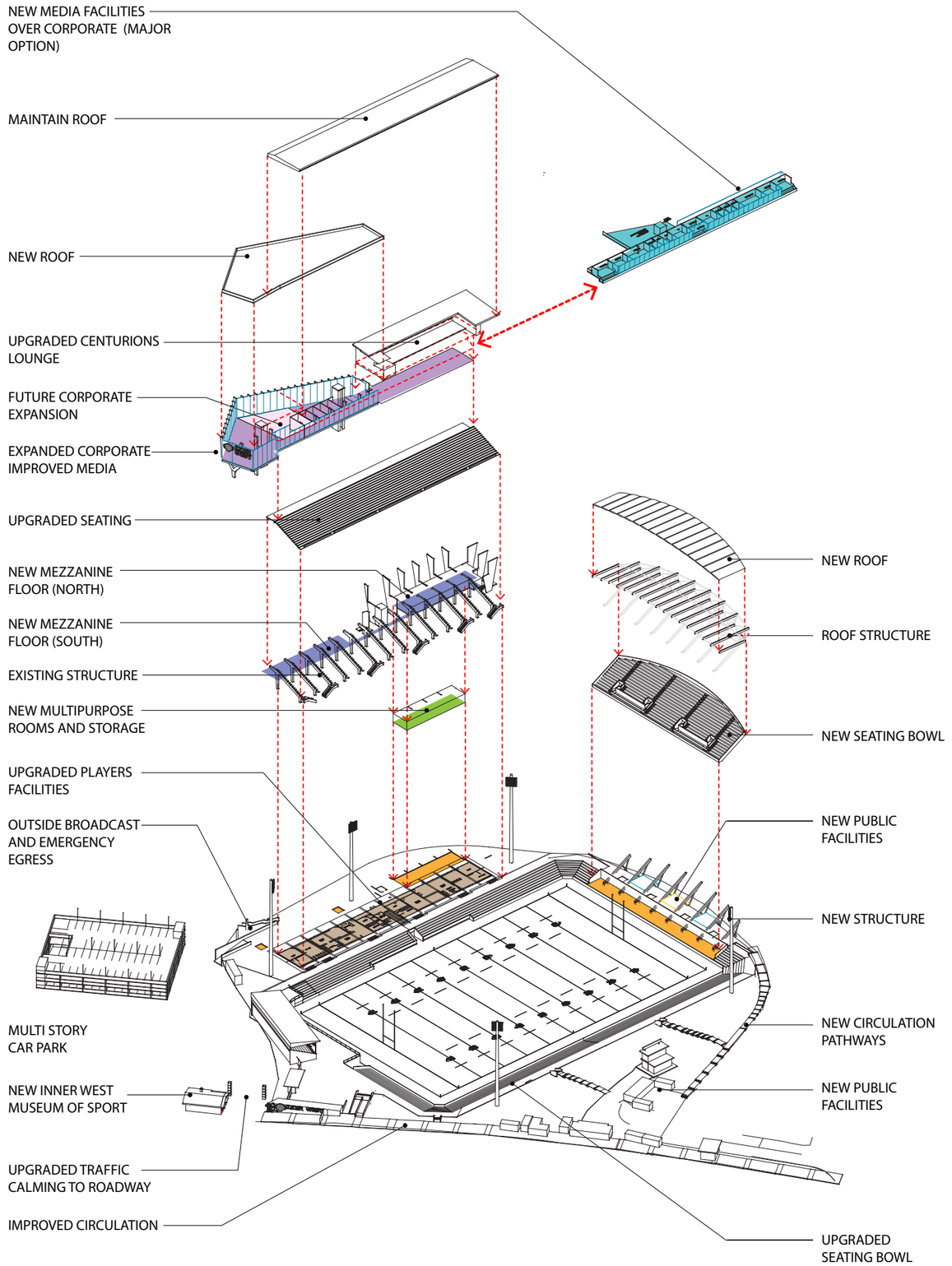
- **Concept A:** Museum of Inner West Rugby League
- **Concept B:** Additional Northern Grandstand
- **Concept C:** New and upgraded lower seating bowl
- **Concept D:** Additional parking and the development of a 2 level car park
- **Concept E:** External works and general improvements to accessibility, 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 1,716 • New hybrid roof structure • New corporate / public food + beverage at player level
Upgraded Lower Seating • Seating Bowl - seating for 4,679 • Western Grandstand - seating for 1,965 • Keith Barnes Stand - seating for 318
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

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 1,716 seats
- Signage and Wayfinding
- 33 x 200L trees, proposed along the Greenway within Darley Park and Hawthorne Canal Reserve.

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 • GA seats • Wheelchair and enhanced	 3971 14	 4,679 39	 708 25
Western Grandstand • Member seats • Wheelchair and enhanced • Corporate and OCR	 1,572 2 504	 1,407 9 549	 -165 7 45
Keith Barnes Gandstand	318	318	nil
Northern Grandstand • GA Seats	 nil	 1,716	 1,716
TOTAL SEATS	6,381	8,717	2,336

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

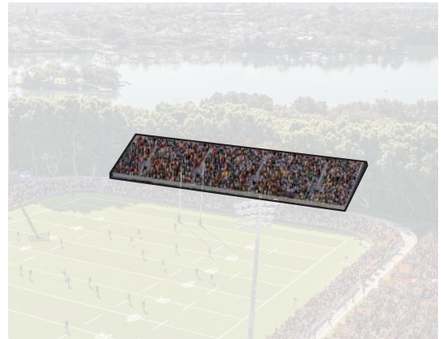
- All new 'Stadium' seats for comfortable, safe and equitable experience, with allowance for add-ons (cupholder/padded seats)
- Demolition of eastern stairs to improve access to seating bowl
- New direct access to Western Grandstand from a mezzanine with dedicated corporate, food & beverage offerings
- 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 1,716 seats constructed over and adjacent to the northern seating bowl renovation
- New concourse level amenities, food and beverage offerings dedicated to the Northern Grandstand
- Standing and active fan zone under the stand.



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 reduce 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	1 1	**Change Room 1: 115m²** Lockers: 76m2 Wet Area: 24m² Massage: 15m2 **Change Room 2: 60m²** Lockers: 36m2 Wet Area: 24m² Massage: shared with Change Room 1	2	150 m² indicatively, 85m2 Change Room (Players + Staff) approx. 40m2 Wet Area 15m2 Massage	2	100 m² 45m2 Change Room 40m2 Wet Area 15m2 Massage	1	approx. 60 m² *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 -50m² *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 m² 28 seating 1 Refrigsta/or 4 kabuckets 3x Washbasins Min. 2xToilets+3 urinals min. 1x Physio Table min. 8 showers
3	Away Dressing Room	1 1	**Change Room 3: 110m²** Lockers: 85m2 Wet Area: 25m² **Change Room 4: 67m2** Lockers: 44m2 Wet Area: 23m2	2	150 m² *same as Home Team*	2	100 m2 *same as Home Team*	1	40 m² *same as Home Team*		approx. 40 -50m² *same as Home Team*	2	approx. 90 m² *same as Home Team*
4	Recovery/Bathing Room	0.5	included as part of showers in Change Room 1 5m² 1x 6-8 Seater Ice Bath	2	approx. 20 m² 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 m²	3	20 m²	2	25 m²		not mentioned in guidelines, but preferred by clubs to be accomodated		30 m²
6	Team Briefing Room	0	none	2	approx. 25 m²	2	15 m² - 20m²	x	not mentioned in guidelines	x	not mentioned in guidelines	x	not mentioned in guidelines
7	Warm Up Area/Strength + Conditioning	0 0	Home : 33m2 Away: 38m2	2	150 m²	1	60 m²	2	100 m2		required, no size specified	2	required, no size specified
9	Coach/Manager's Office	0	none		(preferred not required) approx. 20 m²	x	not mentioned in guidelines		(preferred not required) approx. 20 m²	x	not mentioned in guidelines	1	(preferred not required) approx. 20 m²
10	Player Medical Room	1	17 m²	1	20 m²	1	15 m²	1	20 m²	1	approx. 15-20m2	1	20 m²
11	Prayer Room	0	none	1	min. 2 m2		(preferred not required)		(preferred not required)		(preferred not required)		(preferred not required)
12	Doping Control Room	0	none	1	min. 20 m²	1	10 m²	1	15 m²		in the event that doping control is conducted, Medical Room is to be made exlcusively available. If not suitable, another room must be made available.	1	min. 20 m²
13	Officials Dressing Room	1	13 m²	1	45 m²	1	30 m²	1	approx. 30 m²		approx. 25m2	1	30 m²
14	Officials wet Area	1	10 m²	2	approx. 10 m²	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)
15	Balll Kids Room	0	none	1	approx. 15 m²	1	approx. 15 m²	1	approx. 15 m²	x	not mentioned in guidelines	1	approx. 15 m²
16	Cheerleader Room	0	none	1	approx. 40 m²	x	N/A	x	N/A	x	N/A	x	N/A
17	Match Director/Competition Office	0	none		*not mentioned*	1	20 m²	1	approx. 20 m²	x	not mentioned in guidelines	1	approx. 20 m²

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

RECTANGULAR CODE COMPARISON TABLE FOR TEAM FACILITIES

No.	Item	OPTION 1		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	1 1	shared 15m² massage room **Change Room Team A: 118m²** Lockers: 80m2 Wet Area: 38m² **Change Room Team C: 118m²** Lockers: 80m2 Wet Area: 38m²	2	125 m² (+ 15m² massage room) indicatively, 85m2 Change Room (Players + Staff) approx. 40m2 Wet Area 15m2 Massage (shared)	2	100 m² 45m2 *Change Room* 40m2 *Wet Area* *15m2 Massage*	1	approx. 60 m² *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 -50m² *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 m² 28 seating 1 Refrigsta/or 4 kabuckets 3x Washbasins Min. 2xToilets+3 urinals min. 1x Physio Table min. 8 showers
3	Away Dressing Room	1 1	shared 15m² massage room **Change Room Team B: 118m²** Lockers: 80m2 Wet Area: 38m² **Change Room Team D: 118m²** Lockers: 80m2 Wet Area: 38m²	2	150 m² *same as Home Team*	2	100 m2 *same as Home Team*	1	40 m² *same as Home Team*		approx. 40 -50m² *same as Home Team*	2	approx. 90 m² *same as Home Team*
4	Recovery/Bathing Room	2	16 m² 1x 6-8 seater Ice Bath 1x 6-8 seater Hot Bath	2	approx. 20 m² 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	1	5x 20m2	6	20 m² min. 1 per team change room + 1 for NRL matchday staff	2	20 m²	2	20 m²		not mentioned in guidelines, but preferred by clubs to be accomodated	2	20 m²
6	Team Briefing Room	2	20m2	2	approx. 20 m²	2	15 m² - 20m²	x	not mentioned in guidelines	x	not mentioned in guidelines	x	not mentioned in guidelines
7	Warm Up Area/Strength + Conditioning	1 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 m²	1	60 m²	2	100 m2 can take place on pitch behind goals, indoor warm up areas are recorded in the case of double headers		required, no size specified	2	required, no size specified
9	Coach/Manager's Office	0	20m²	2	(preferred not required) approx. 20 m²	x	not mentioned in guidelines	2	(preferred not required) approx. 20 m²	x	not mentioned in guidelines	2	(preferred not required) approx. 20 m²
10	Player Medical Room	1	32 m²	1	20 m²	1	15 m²	1	20 m²	1	approx. 15-20m2	1	20 m²
11	Prayer Room	0	2m²	1	min. 2 m2		(preferred not required)		(preferred not required)		(preferred not required)		(preferred not required)
12	Doping Control Room	0	20m²	1	min. 20 m²	1	10 m²	1	15 m²		in the event that doping control is conducted, Medical Room is to be made exlcusively available. If not suitable, another room must be made available.	1	min. 20 m²
13	Officials Dressing Room	1	35 m²	1	45 m²	1	30 m²	1	approx. 30 m²		approx. 25m2	1	30 m²
14	Officials wet Area	2	20 m²	2	approx. 10 m²	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)
15	Balll Kids Room	0	15m²	1	approx. 15 m²	1	approx. 15 m²	1	approx. 15 m²	x	not mentioned in guidelines	1	approx. 15 m²
16	Cheerleader Room	0	20m²	1	approx. 20 m²	x	N/A	x	N/A	x	N/A	x	N/A
17	Match Director/Competition Office	0	20m²	1	20 m²	1	20 m²	1	approx. 20 m²	x	not mentioned in guidelines	1	approx. 20 m²

Ecologically Sustainable Development (ESD)

Approach

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). Opportunity for a 44% reduction in embodied emissions through the retention of existing building elements (*as calculated in Embodied Emissions Advice Note 251119_P241001_AN2410011)*
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
6. Light colour schemes and materials to reduce urban heat island effects and surface temperature
7. Efficient water management through use of water efficient tapware, appliances and sanitaryware fixtures
8. Design incorporates modern and energy-efficient plant selection, configurations and zoning

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 through the retention of existing building elements (resulting in a 44% reduction in embodied emissions)
2. Minimising air conditioning through natural ventilation via fixed louvres or openable windows and doors
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. Re-use 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
11. Re-use of sections of sewer, potable water and fire hydrant pipework where possible
12. Efficient water management through the use of water efficient tapware, appliances and sanitaryware fixtures (following Water Efficiency Labelling and Standards (WELS) ratings)
13. Proposed light colour schemes and materials to help keep the external surfaces of the building cool, reduce impacts of the urban heat island effect and improves occupant comfort within internal naturally ventilated spaces
14. Window shading incorporated to protect patrons from direct solar exposure, prevailing weather and high levels of thermal mass contributing to an improvement in comfort, peak heating, ventilation, and air conditioning (HVAC) loads and annual energy consumption
15. Existing rain water tank (RWT) will continue to be used for Centurion lounge bathroom flushing (as per stormwater harvesting and automatic irrigation system specification)
16. Use of point-of-use (POU) instantaneous electric hot water heaters to reduce energy usage

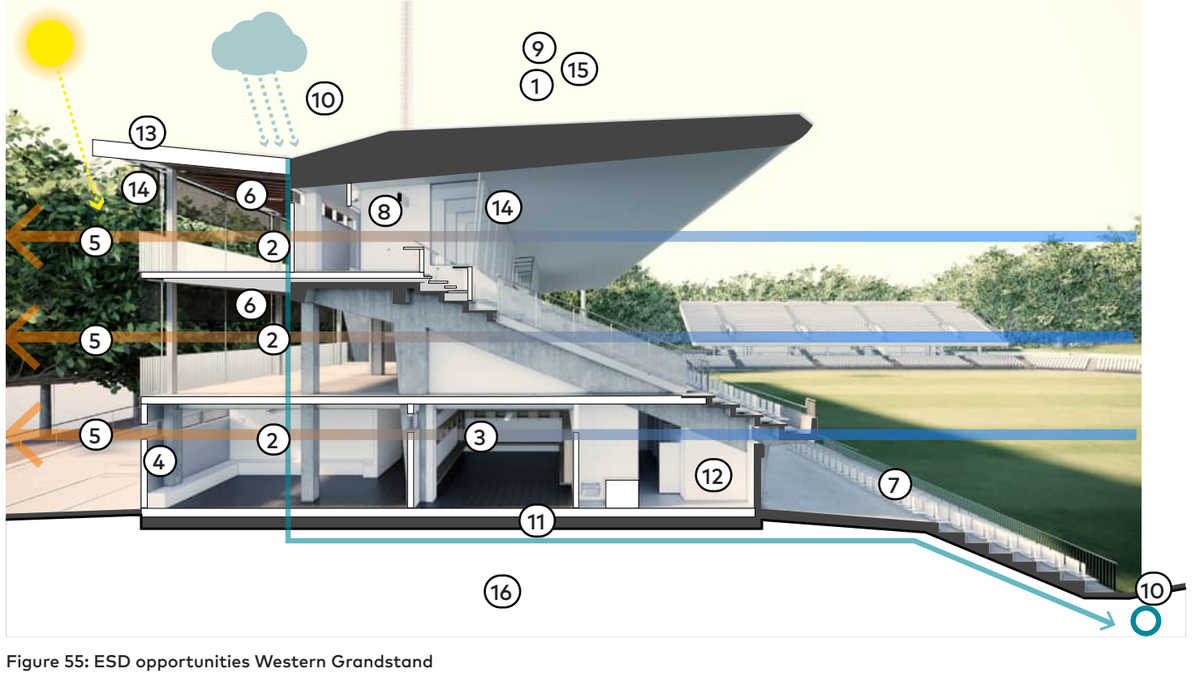


Figure 55: ESD opportunities Western Grandstand

The Northern Grandstand

1. Adaptive reuse of existing embankment and concourse (retention of existing elements)
2. Retaining existing stand of trees where possible
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
7. Existing RWT will continue to be used for field of play irrigation (as per stormwater harvesting and automatic irrigation system specification)
8. Use of point-of-use (POU) instantaneous electric hot water heaters to reduce energy usage
9. Public toilet facilities, cleaners' rooms and accessible WCs are naturally ventilated, supplemented by roof ventilators which provide passive air movement without energy consumption

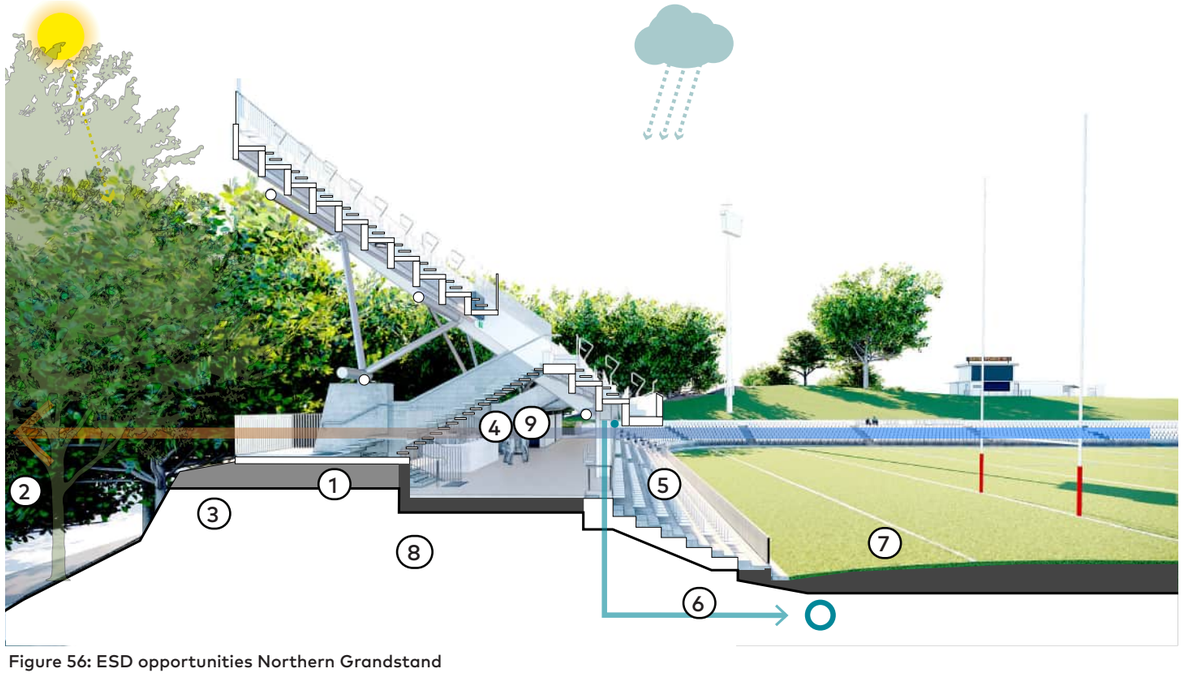


Figure 56: ESD opportunities Northern Grandstand

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.

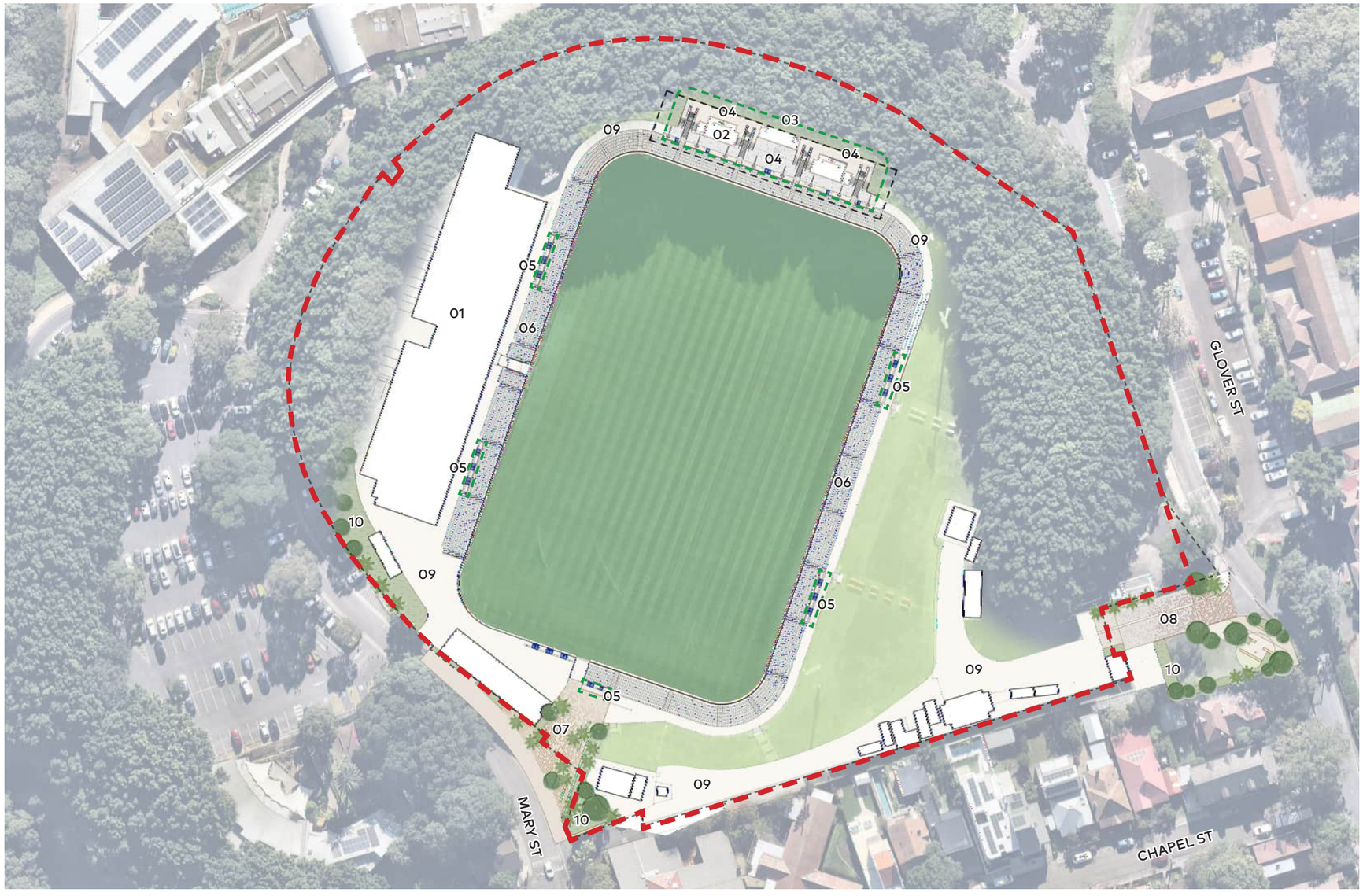


Figure 57: Illustrative Master Plan

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

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

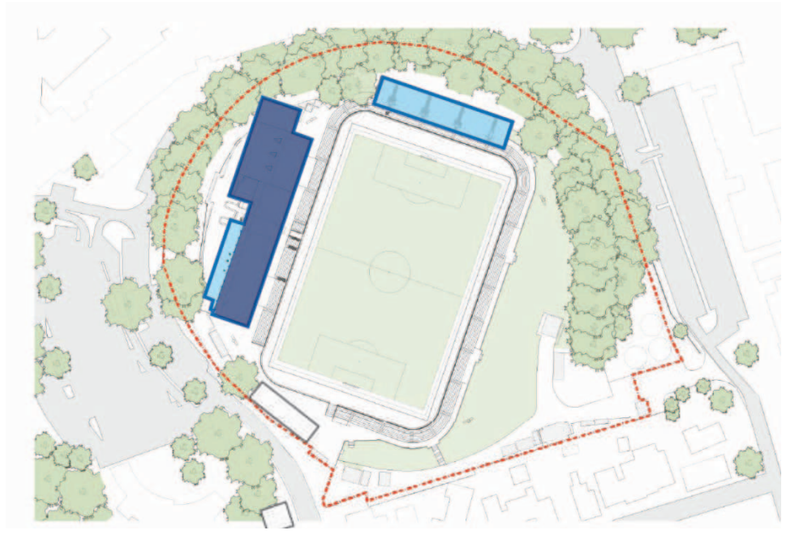


Figure 58: Footprints

Existing built form footprint

Proposed built form footprint addition

Figure 60: Heights

Existing height plane (~40m)

0 25 50 100m

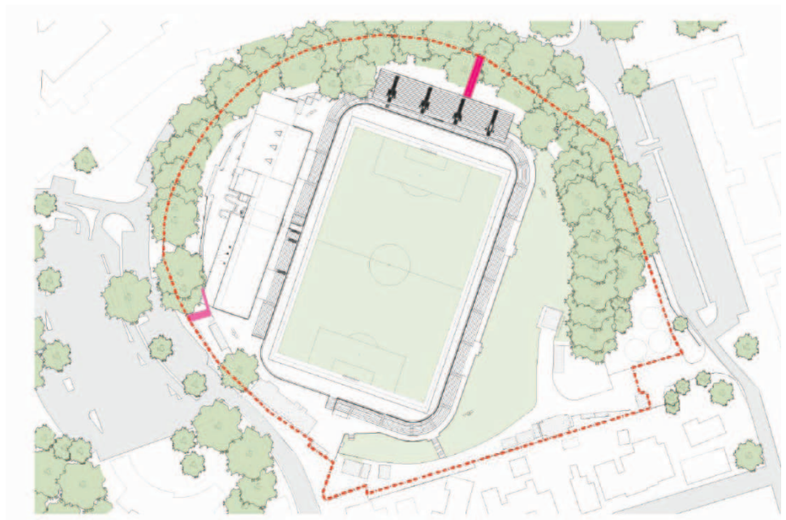


Figure 59: Setbacks

Setback (~20m)

Setback (~16m)

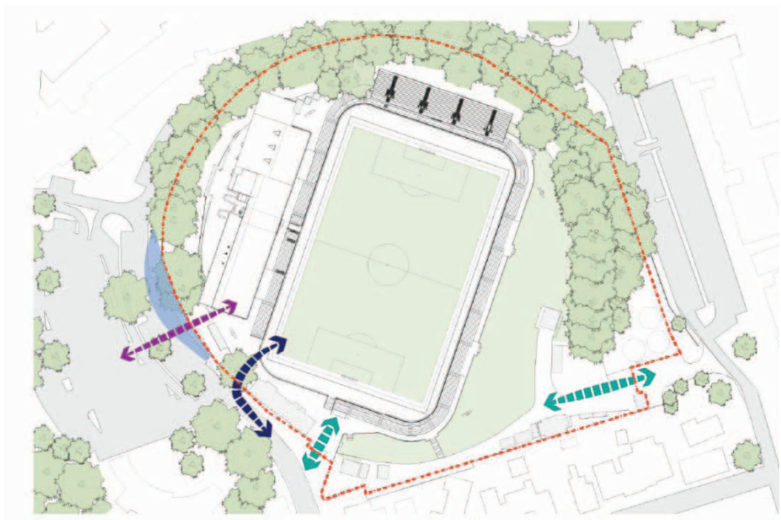


Figure 61: Site access

Formalised broadcasting vehicles area

Dedicated area for media broadcast, waste and medical vehicles

Emergency vehicle access direct to field

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
Universal accessibility
Universal accessibility
Centurions/corporate
General admission
Players/match officials
Venue Operations/F&B
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.

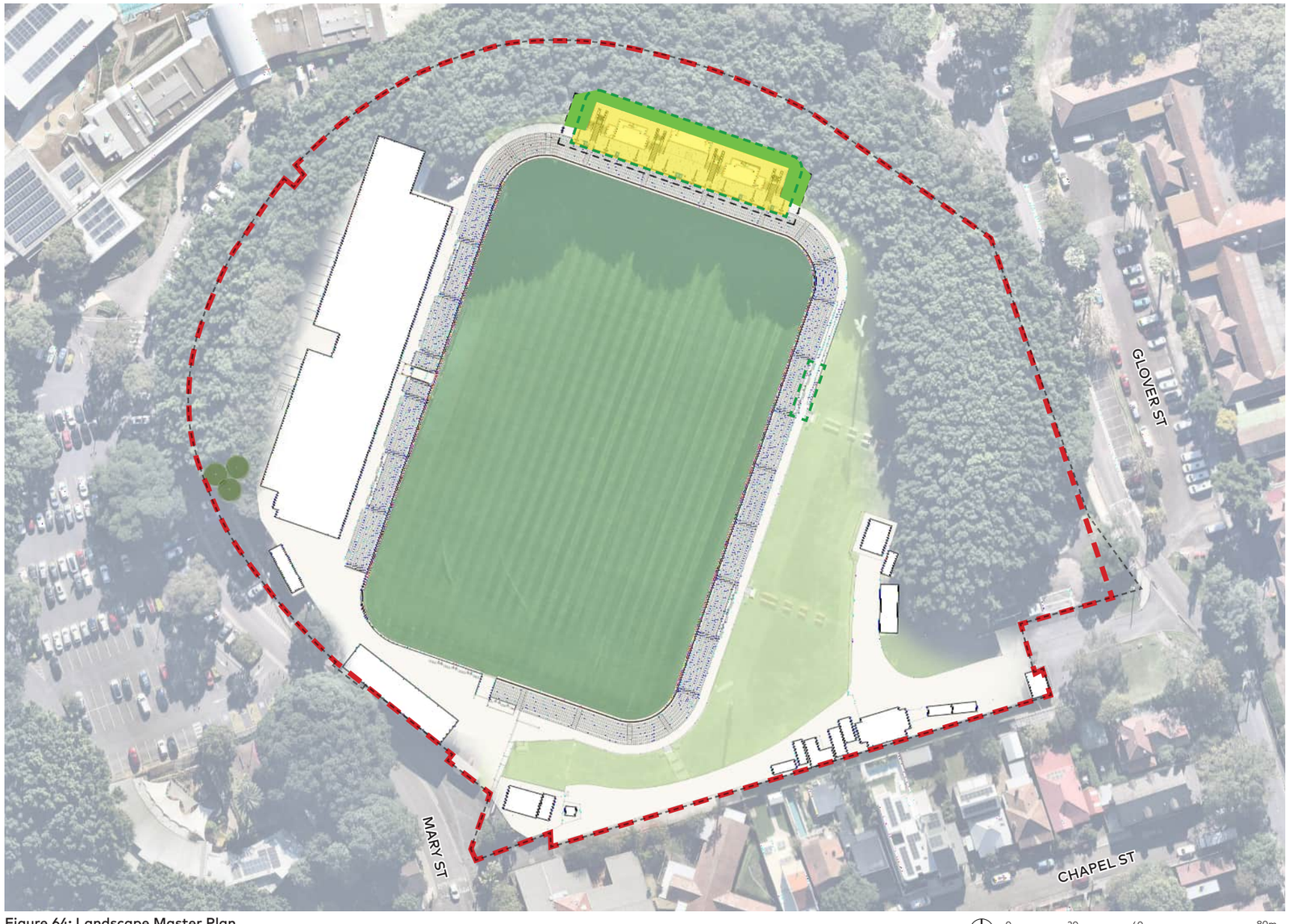


Figure 64: Landscape Master Plan

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

0 20 40 80m

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.

Figure 65: Cooks to Cove Greenway map (IWC)

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 hilii
- 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.

Following feedback from the Design review panel and with consultation with Inner West Council's tree team, it is proposed that these replacement trees be distributed throughout the broader inner west council lands.

The proposed replacement trees are to be located along the newly established greenway which connects leichhardt oval with Dulwich Hill

Tree relocation

A tree offset strategy has been agreed with IWC to situate replacement planting within public open space, adjacent to the Greenway - namely Hawthorne Canal Reserve and Darley Road Park.

33 x 200L trees are proposed within the 2 parklands to provide shade amenity and increased canopy coverage to these sun-exposed parklands. This planting will be supporting ongoing tree planting strategies throughout the LGA.

A 10yr metric has been implemented (as proposed) to assess the canopy offset increase. The fig tree removal within Leichhardt Oval, will result in a 1125m2 of loss in canopy coverage. The proposed tree offset planting will result in a project canopy coverage of 1191.2m2, resulting in a net increase.

The tree offset species have been selected from the 'Sydney Costal Enriched Sandstone Forest' and 'Sydney Turpentine Ironbark Forest' local plant communities, and importantly are safe and appropriate for planting within public open space. Namely; Eucalyptus botryoides, Eucalyptus teriticornus, Melaleuca ericifolia, Melaleuca linearifolia, Melaleuca styphelioides,Syncarpia glomulifera, Tristaniopsis laurina.

This offset planting has been located (in consultation with IWC) to maximize shade provision in key recreational spaces, that are directly adjacent to the Greenway.

The proposal will implement larger quantities of 200L planting, rather than advanced transplanted 1200L stock. We acknowledge the panel's recommendation; however the use of 200L stock (in larger quantities) will optimise plant establishment, root quality, long-term canopy outcomes & importantly ensure tree availability.

Tree planting will be undertaken by qualified professionals, with implementation and ongoing care and maintenance to ensure successful establishment and long-term canopy offset outcomes.

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.

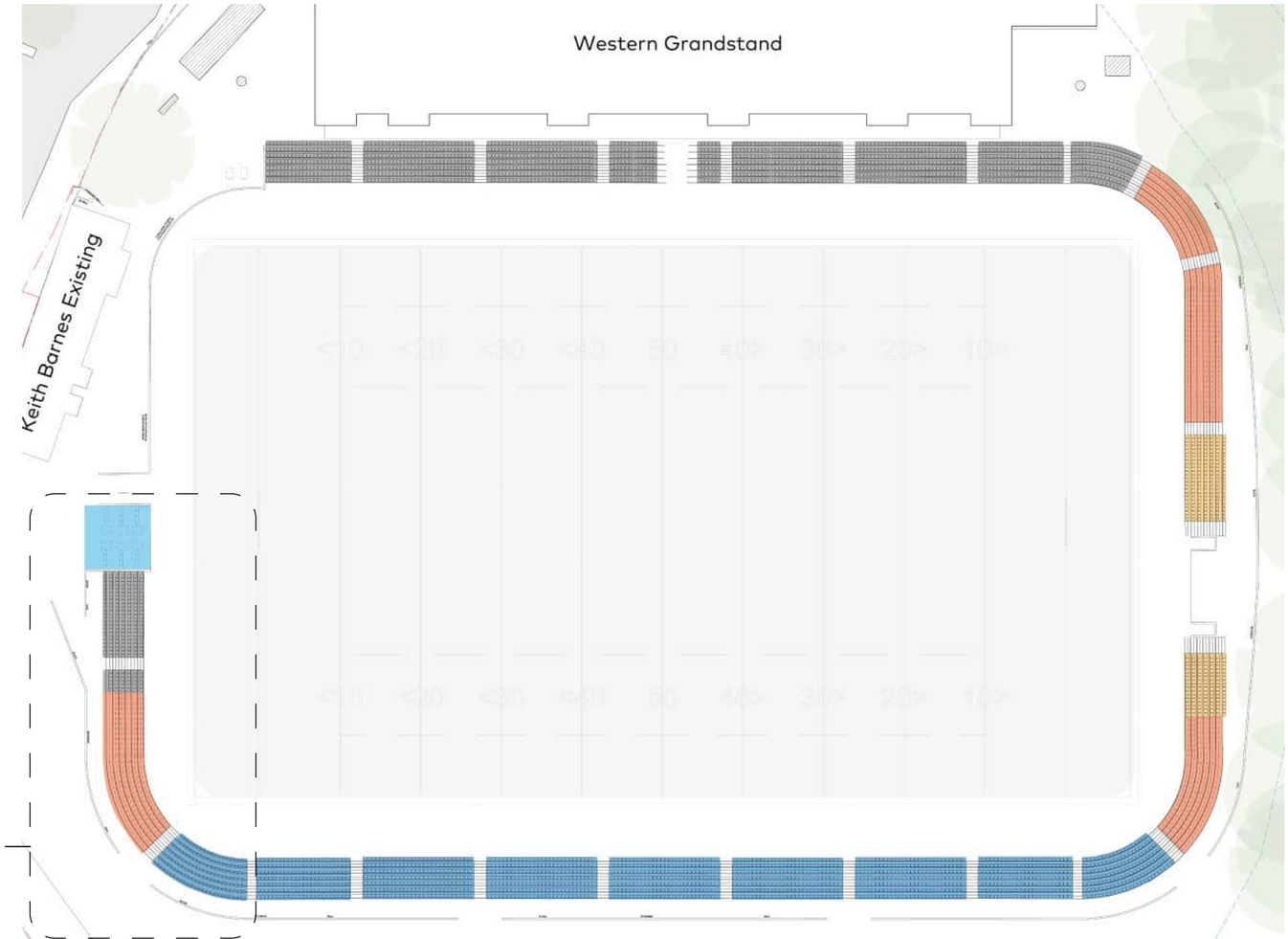


Figure 66: Seating bowl existing condition

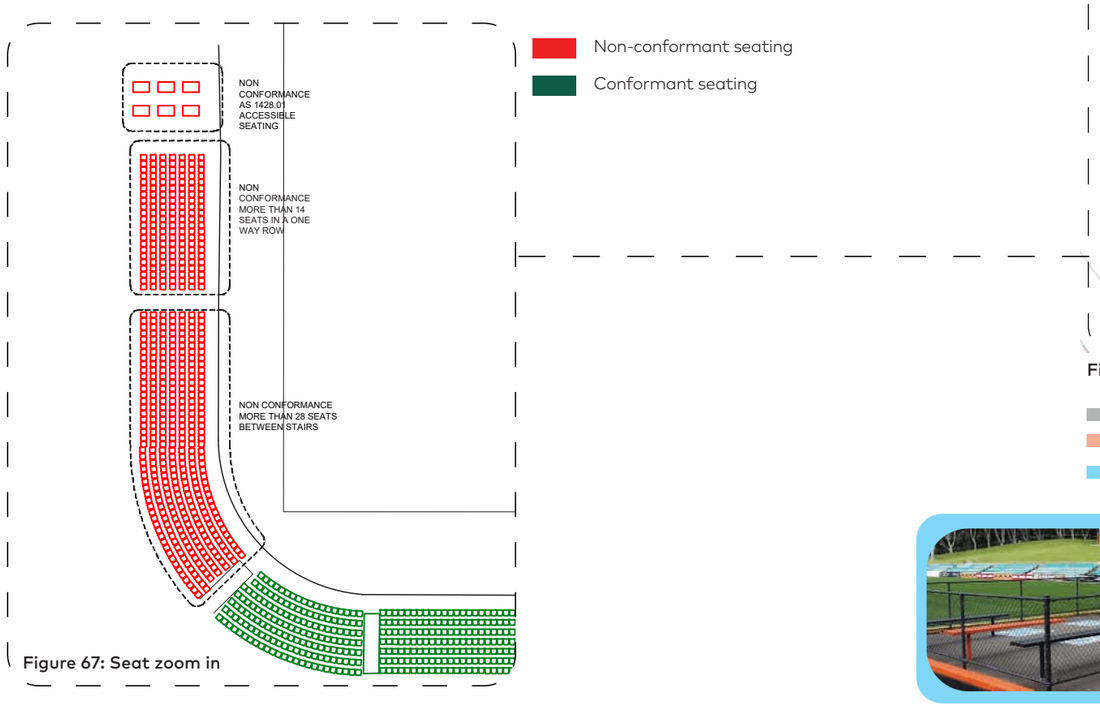


Figure 67: Seat zoom in

Standing box seat shell (Grey seats) on plat nose
Bench on plat nose
Accessible seating area
Tip up blue seat
Standing box seat shell (Yellow seats) on plat nose

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.

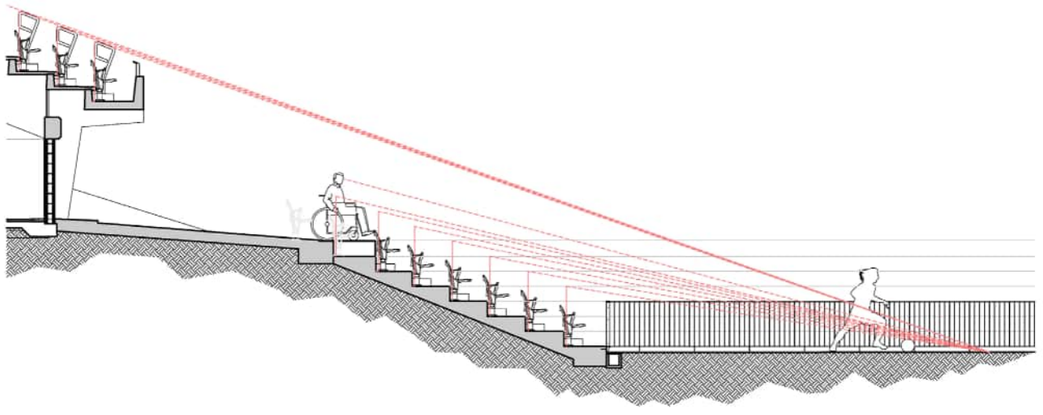


Figure 68: Super riser, accessible seating section diagram

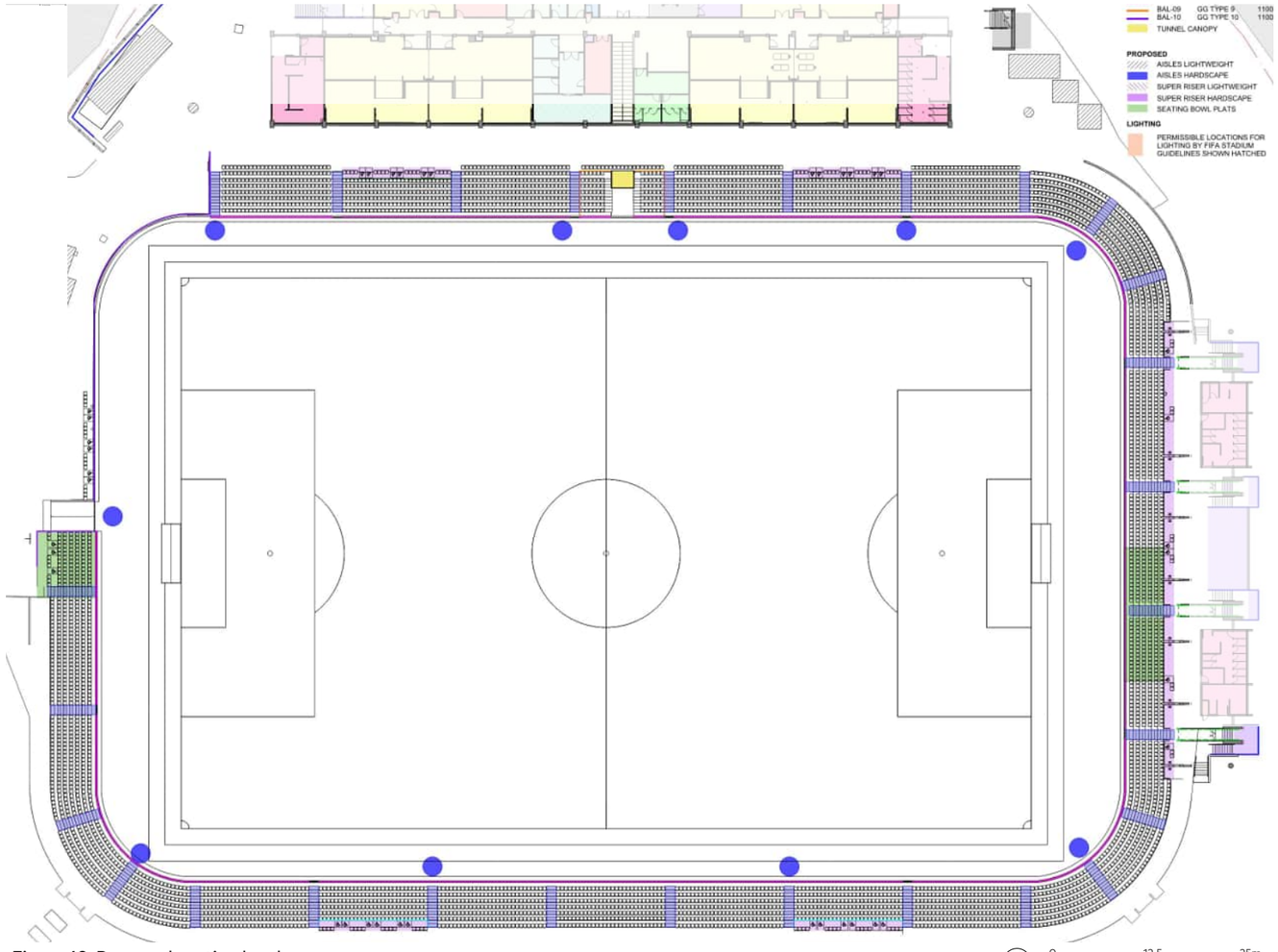


Figure 69: Proposed seating bowl

Aisles lightweight
Aisles hardscape
Super riser lighweight
Super riser hardscape
Seating bowl plats

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.

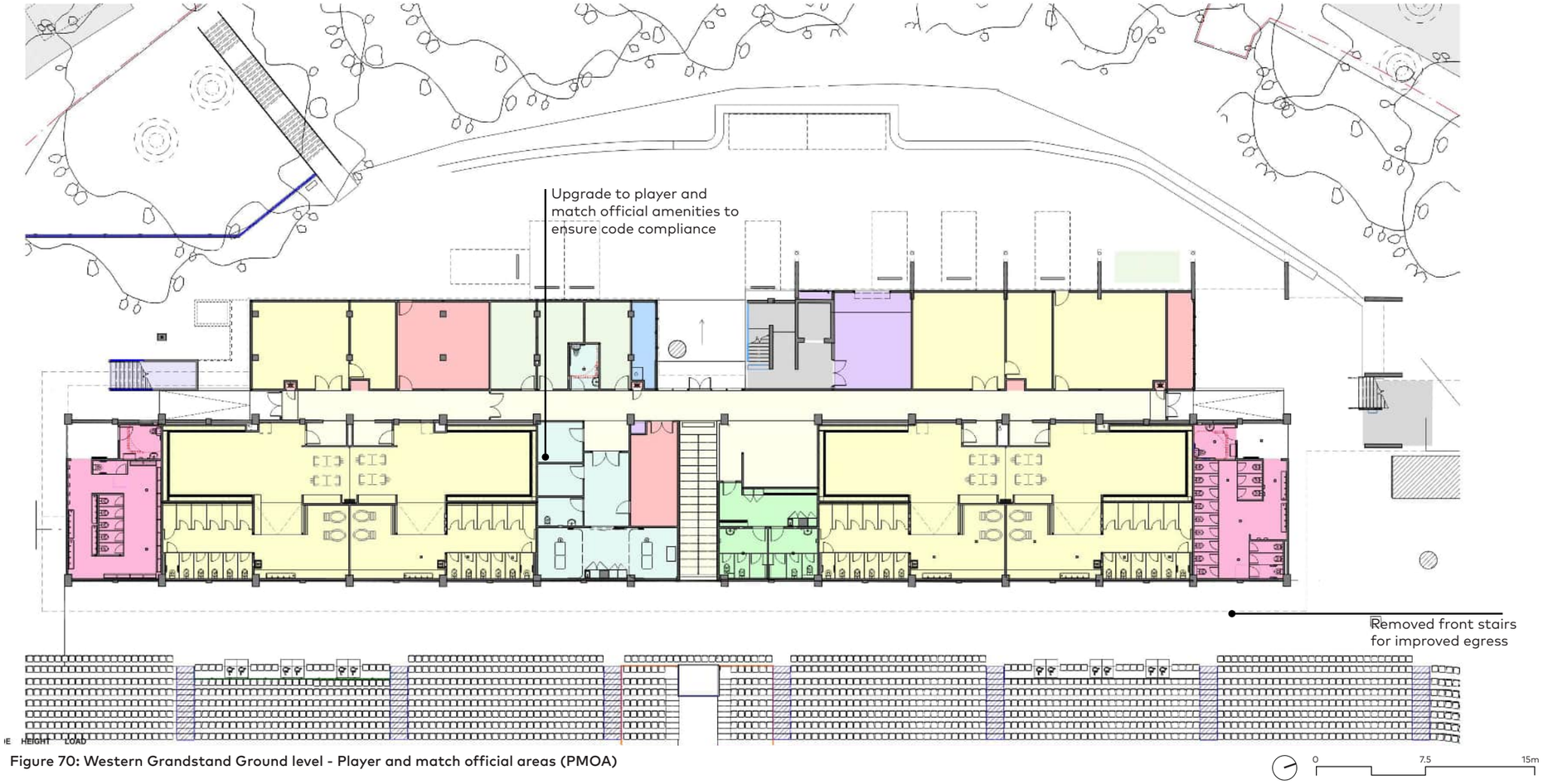
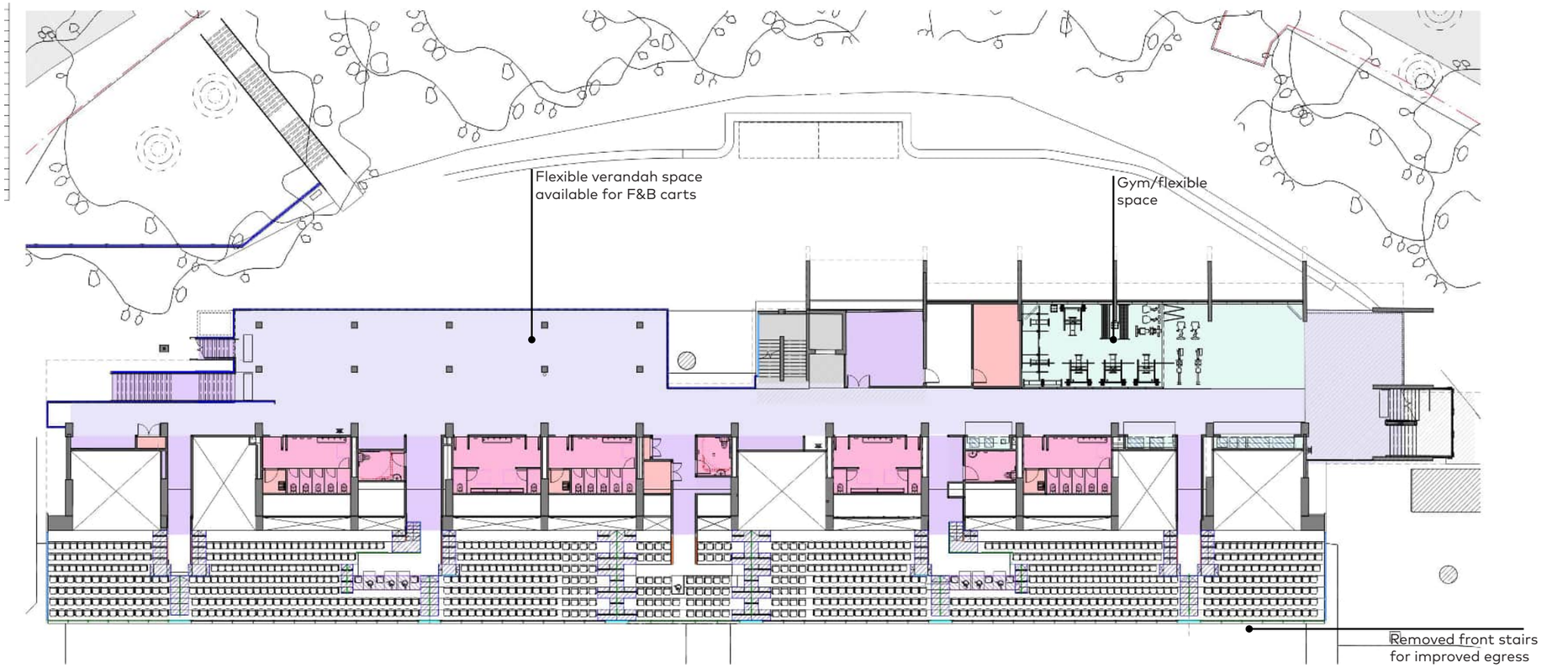


Figure 70: Western Grandstand Ground level - Player and match official areas (PMOA)

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.



IE HEIGHT LOAD

Figure 71: Western Grandstand Level 1 - Mezzanine

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.

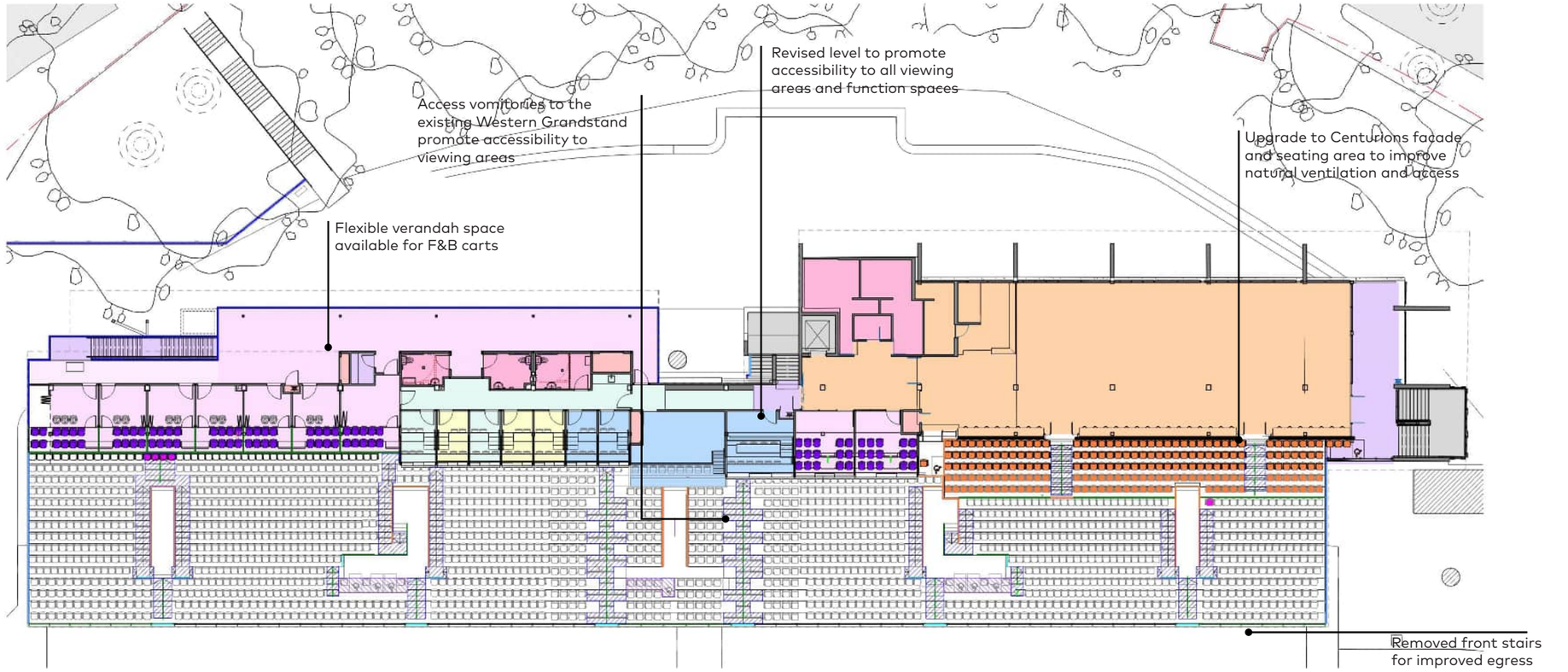


Figure 72: Western Grandstand Level 2 - Centurion's Lounge

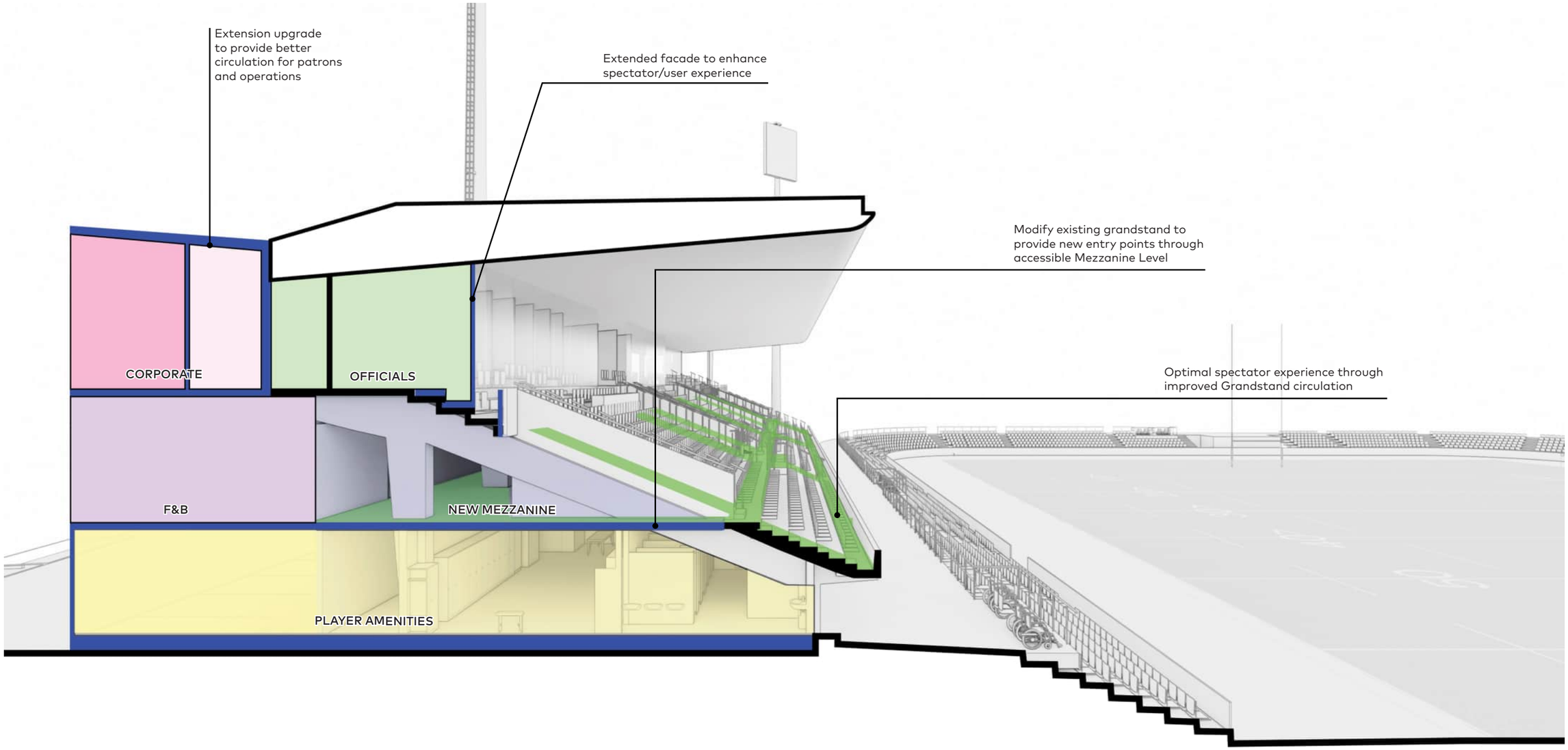


Figure 73: Western Grandstand cross section

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

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 1,716 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.

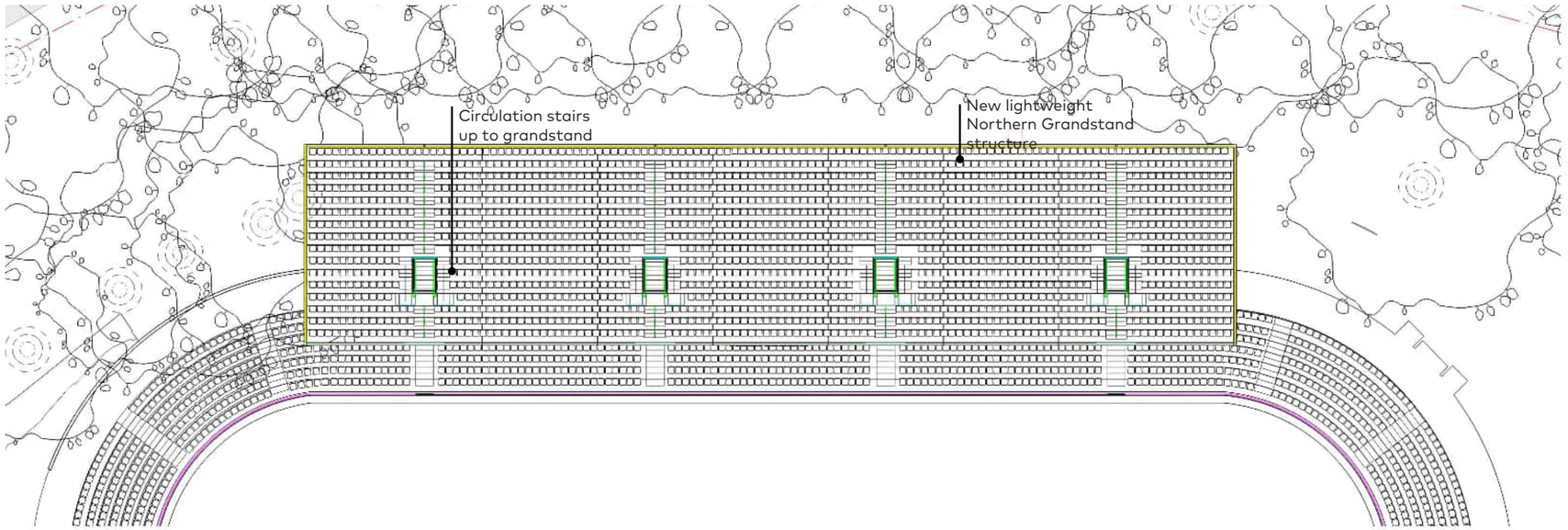


Figure 74: Proposed Northern Grandstand - Level 1

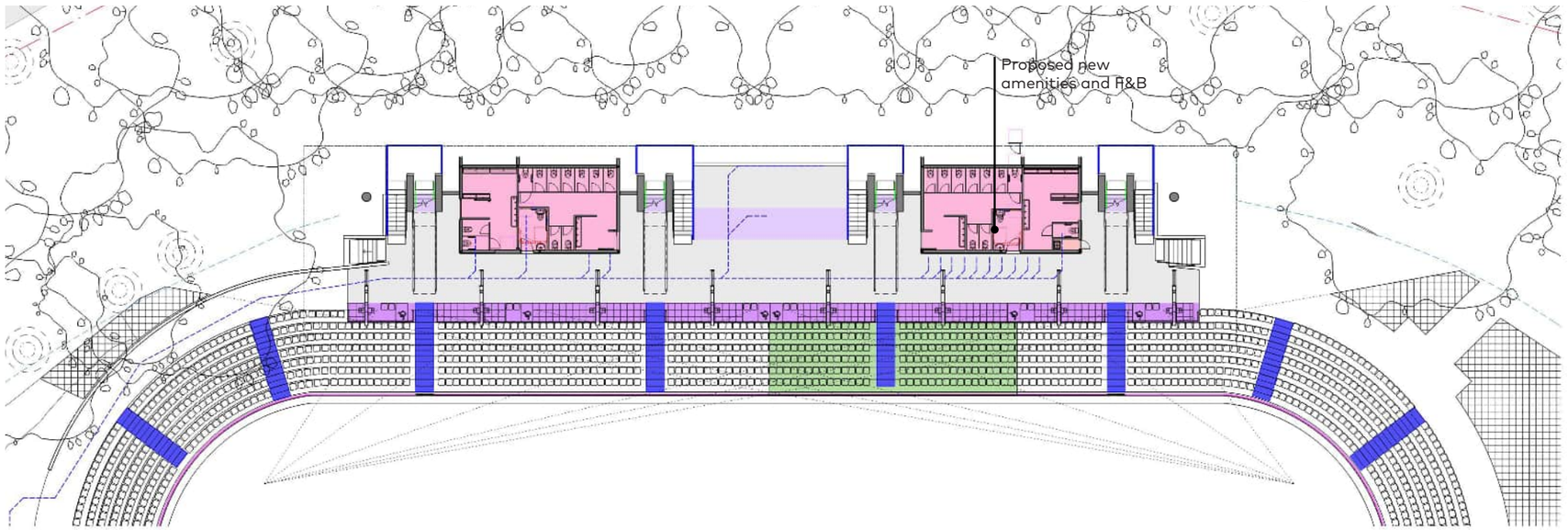
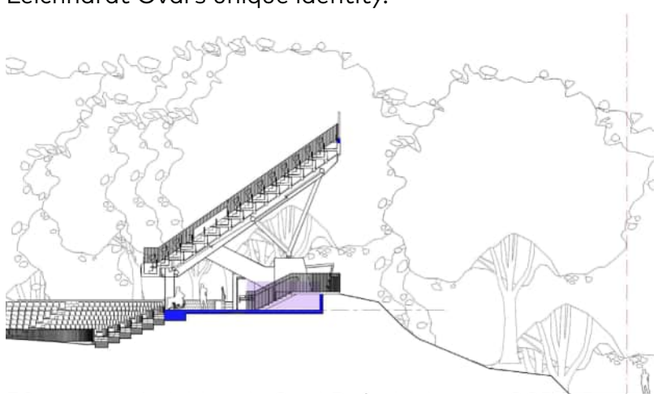


Figure 75: Proposed Northern Grandstand - Concourse Level

- 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.

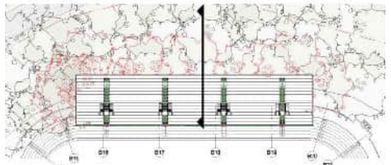
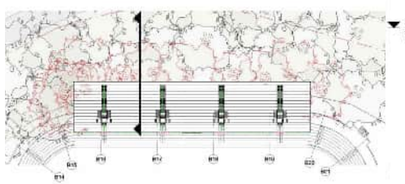


Figure 76: Northern Grandstand section - proposed tree removal



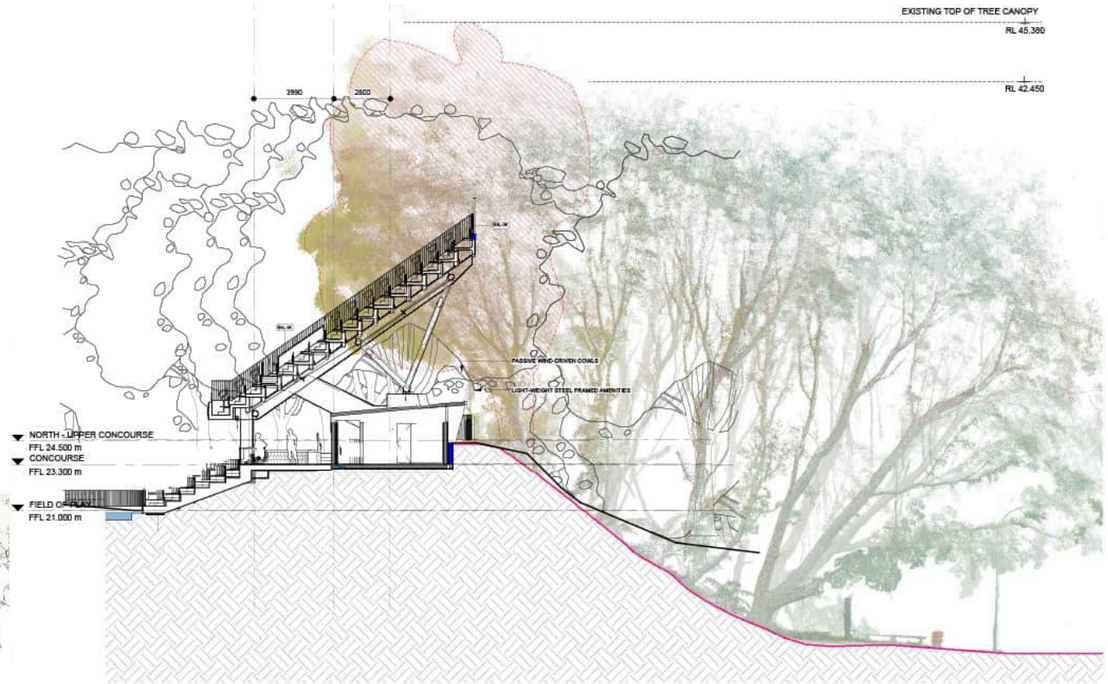


Figure 77: Northern Grandstand section - proposed tree removal

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.

Opportunities

The use of materials and finishes in the Oval refurbishment present the following opportunities:

- Ability to reduce embodied emissions through the retention and reuse of existing building elements and materials (as calculated in Embodied Emissions Advice Note Document: 251119_P241001_AN2410011).
- Light colour schemes and materials help keep the external surfaces of the building cool, reduce impacts of the urban heat island effect and improves occupant comfort within internal naturally ventilated spaces.

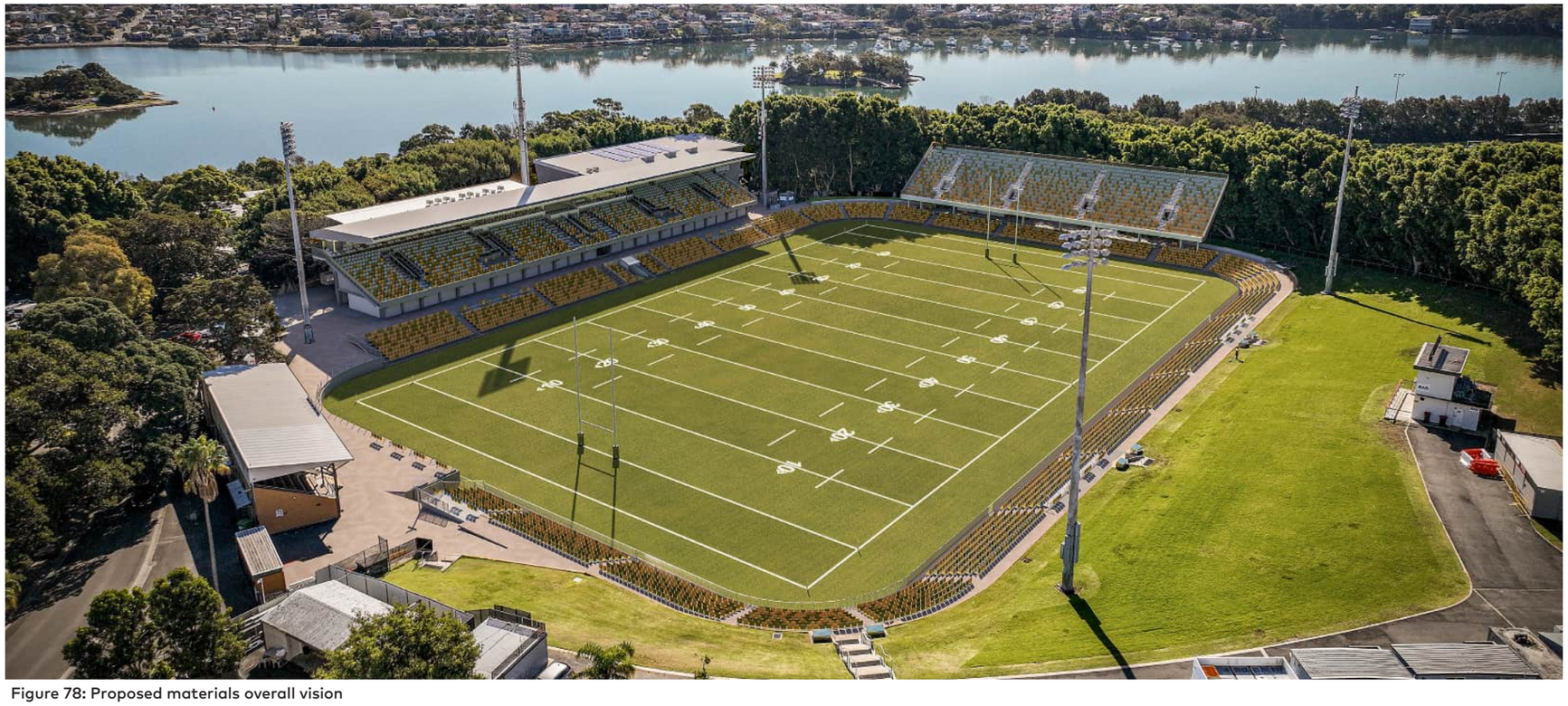


Figure 78: Proposed materials overall vision

Seating Bowl

Built form and materiality

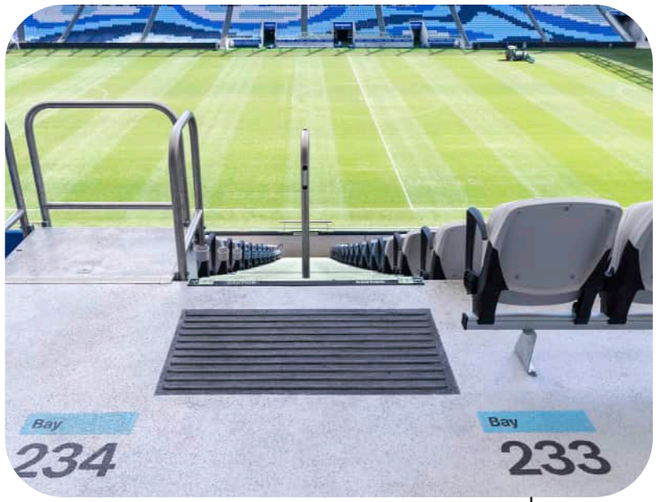


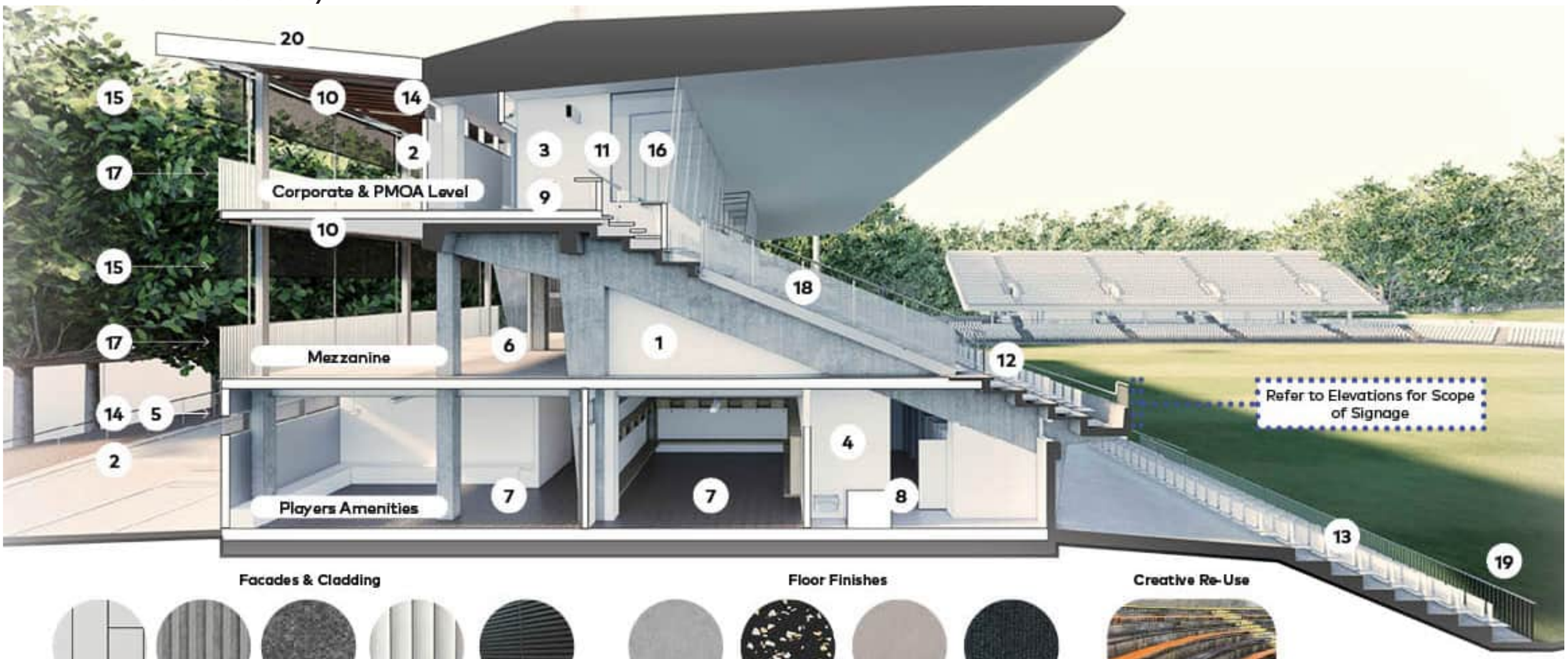
Figure 80: Signage and wayfinding with linemarking to concourse areas for DDA

Figure 81: General admission seating product

Figure 79: Lower seat bowl materiality

Western Grandstand

Built form and materiality



Facades & Cladding

1 Prefinished FC Facade Panel - Anti-Graffiti Protection

2 Textured Prefinished FC Facade Panel

3 Acoustic Wall Treatment to PMOA & Media Areas

4 Players Amenities Wall Tile

5 Aluminium Louvre

Floor Finishes

6 Broom Finished & Sealed Concrete to Concourse Areas

7 Players Amenities Rubber Flooring

8 Players Amenities Floor Tile

9 Weatherproof Carpet to Corporate, PMOA & Media Suites

Creative Re-Use

10 Re-Use of Existing Timber Benches in Feature Soffit & Wall Mural

Seating Bowl

11 Corporate Seating Product

12 Club Reserve Seating Product

13 General Admission Seating Product

Operable Window Systems

14 Glazing in Aluminium Frame. Operable for Natural Ventilation

15 Outdoor Blind to Corporate & Club Reserve Circulation

16 New PMOA, Media & Corporate Suite Operable Glazed Facades

Fences & Barriers

17 Galvanised Steel Handrail System

18 Mesh Balustrade System to New Vomitory

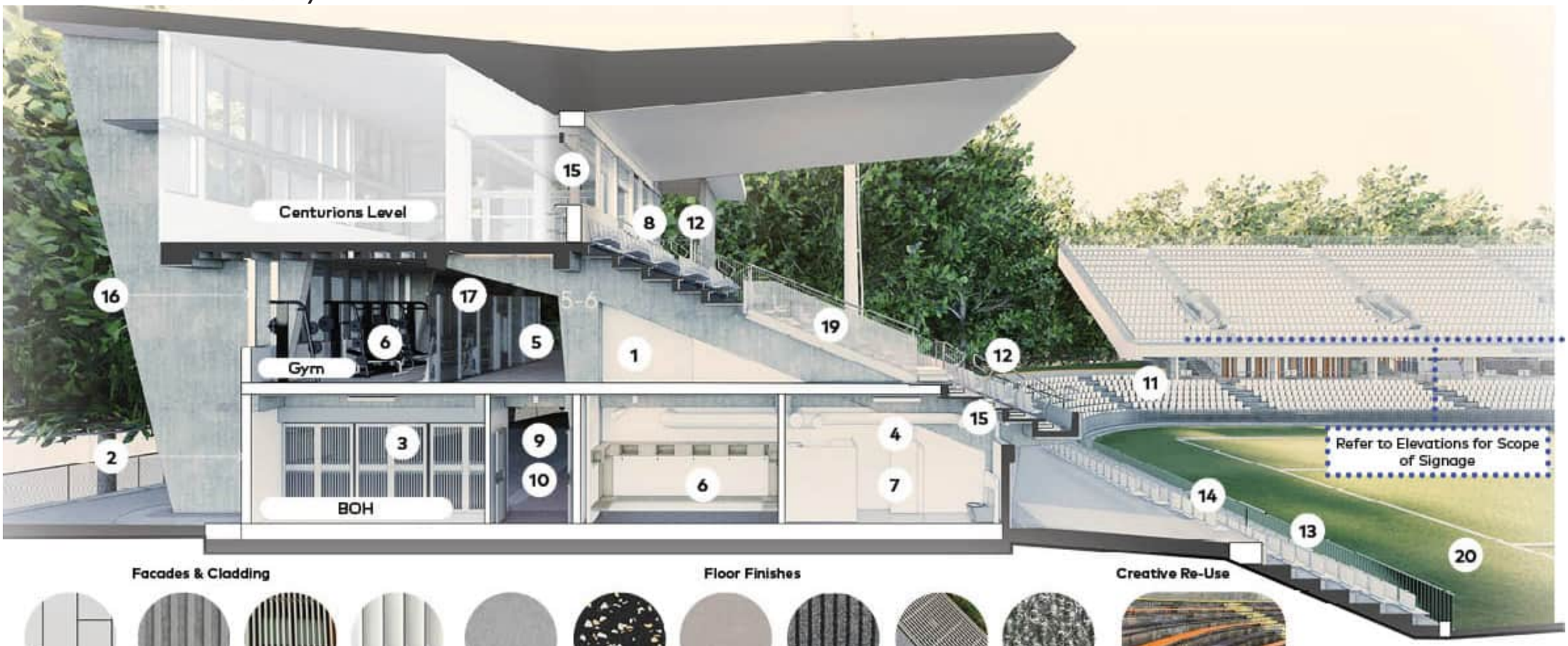
19 Field of Play Fence & Gates

Roofing

20 Metal Deck Roofing

Western Grandstand

Built form and materiality



Facades & Cladding

1 Prefinished FC Facade Panel - Anti-Graffiti Protection
2 Textured Prefinished FC Facade panel
3 Louvred Screen & Gates
4 Players Amenities Wall Tile

Floor Finishes

5 Broom Finished & Sealed Concrete to Concourse Areas
6 Players Amenities + Gym Rubber Flooring
7 Players Amenities Floor Tile
8 Weatherproof Carpet to Centurions Seating
9 Metal Drain to Thresholds
10 Entry Mat to Players Amenities

Creative Re-Use

11 Re-Use of Existing Timber Benches in Feature Soffit & Wall Mural

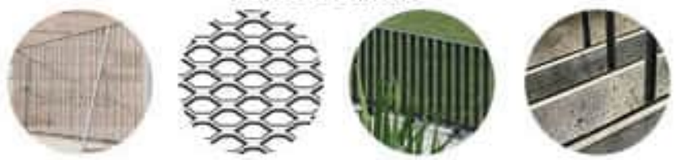
Seating Bowl

12 Club Reserve Seating Product
13 General Admission Seating Product
14 Signage & Wayfinding, Linemarking to Concourse Areas for DDA

Operable Window Systems

15 Glazing in Aluminium Frame. Operable for Natural Ventilation
16 Operable Facade to Gym
17 Metal Mesh Panel Dividers for Storage of Gym Equipment

Fences & Barriers



18 Galvanised Steel Handrail System
19 Mesh Balustrade System to New Vomitory
20 Field of Play Fence & Gates
21 Metal Stair Inserts with Photoluminescent Nosing Strips

Northern Grandstand

Built form and materiality

Facades & Cladding

1

Prefinished FC Facade Panel - Anti-Graffiti

2

Off Form Concrete structure

Seating Bowl

3

General Admission Seating Product

4

Foot-Latch Seating Systems for Flexible Safe Standing Area

Creative Re-Use

12

Re-Use of Existing Timber Benches in Feature Soffit & Wall Mural

Floor Finishes

5

Broom Finished & Sealed Concrete to Concourse Areas

6

Signage & Wayfinding, Linemarking to Concourse Areas for DDA

7

FRP Grated Mesh Walkways & Stairs

Fences & Barriers

8

Galvanised Steel Handrail System Green Guide

9

Mesh Balustrade System to New Vomitory

10

Field of Play Fence & Gates

Roofing

11

Metal Deck Roofing

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.

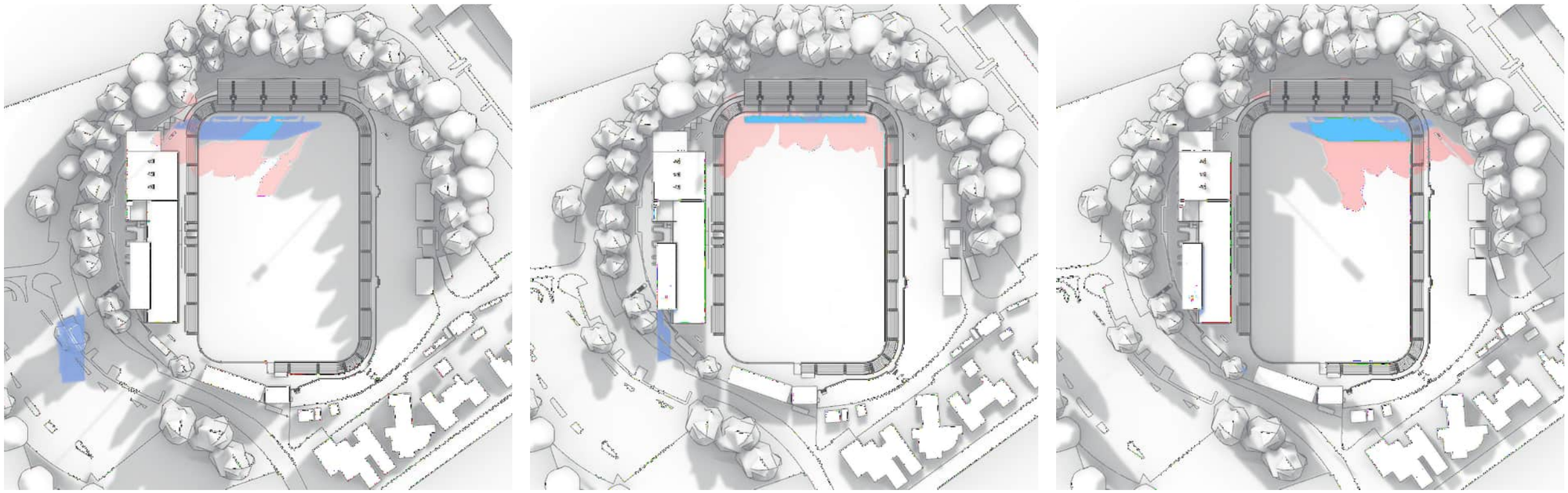
The grandstand's geometry and alignment have been tested to ensure the field continues to receive the minimum required sunlight exposure.

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

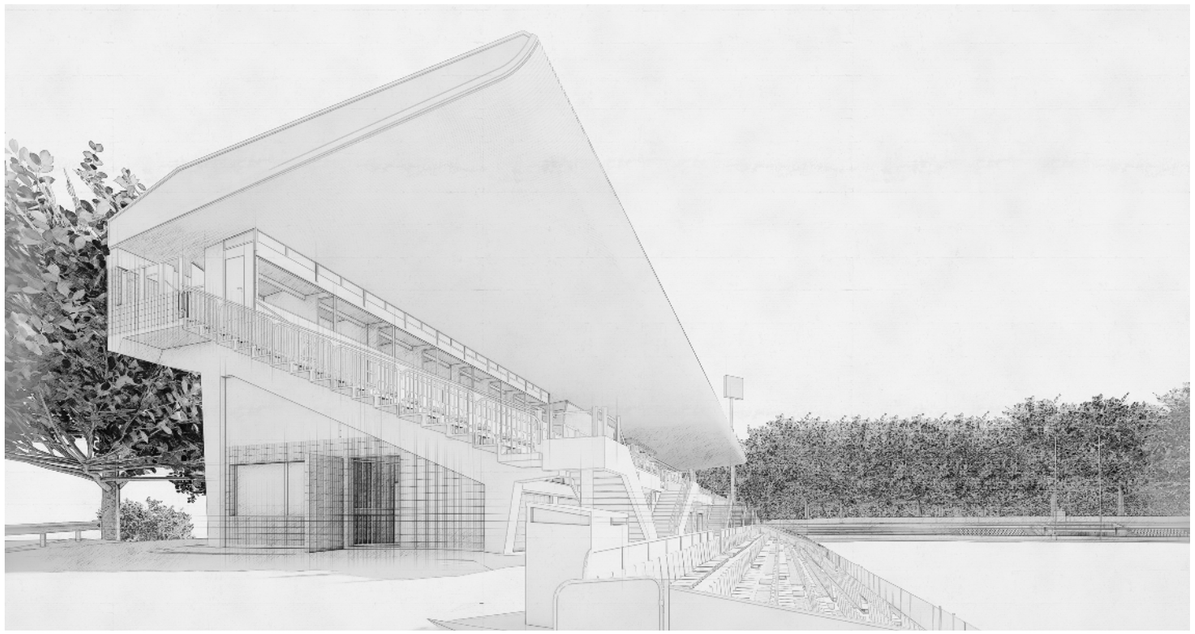


Figure 86: Western Grandstand Before

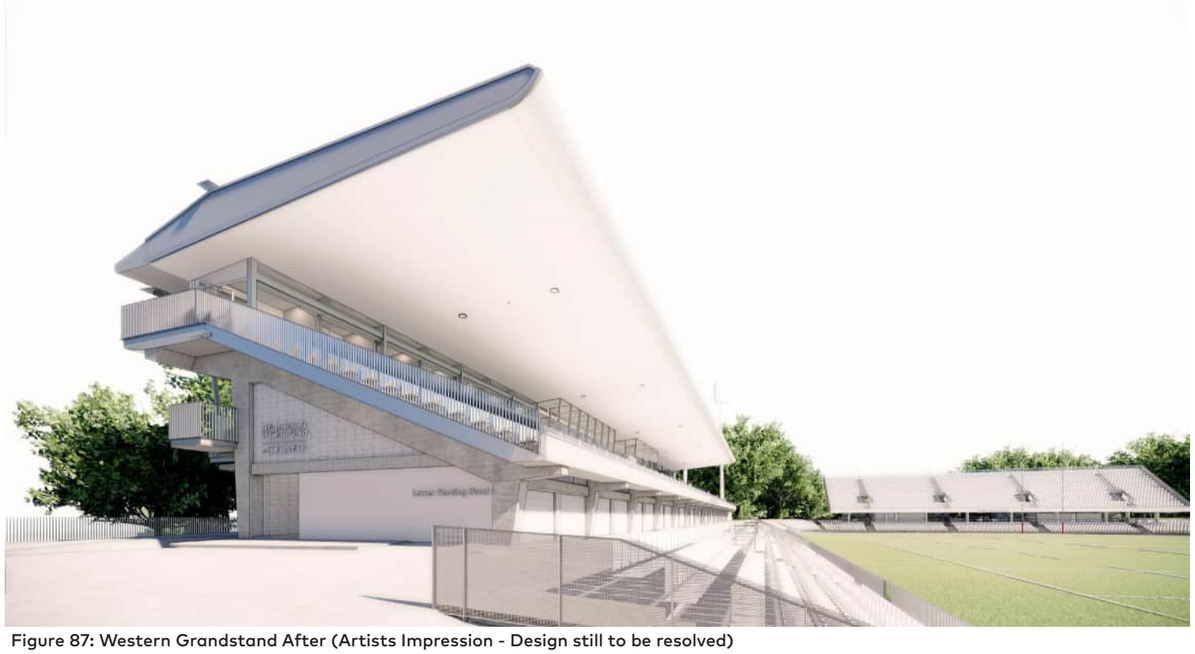


Figure 87: Western Grandstand After (Artists Impression - Design still to be resolved)

Figure 88: Western Grandstand Before

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

Western Grandstand view

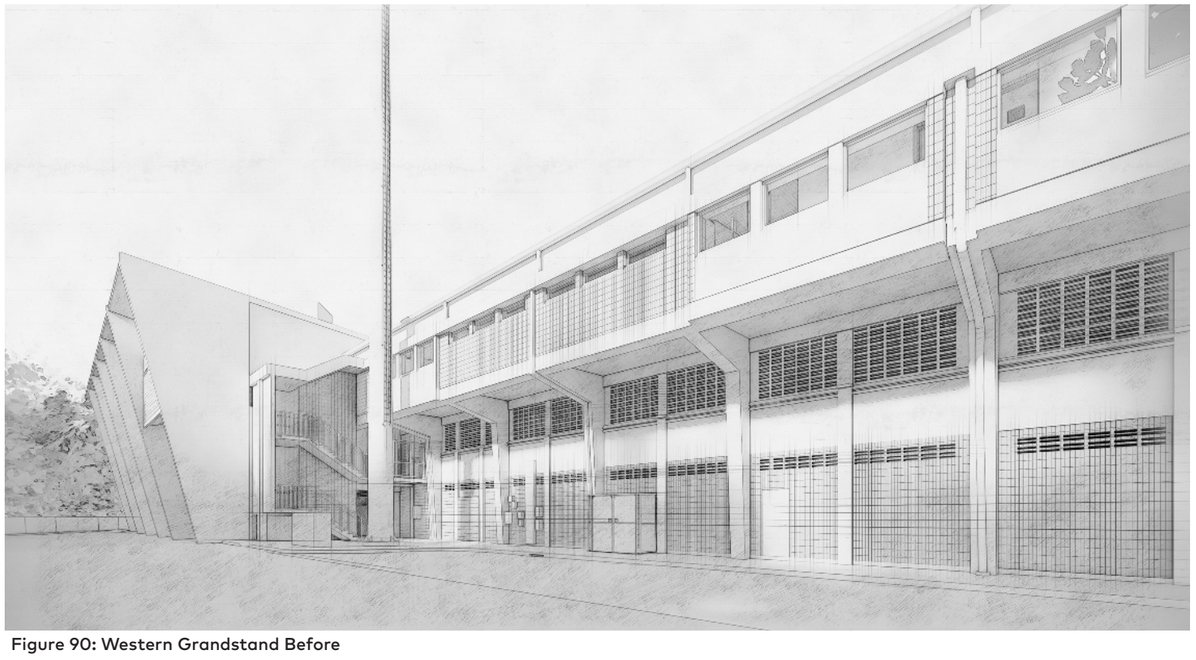


Figure 90: Western Grandstand Before

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

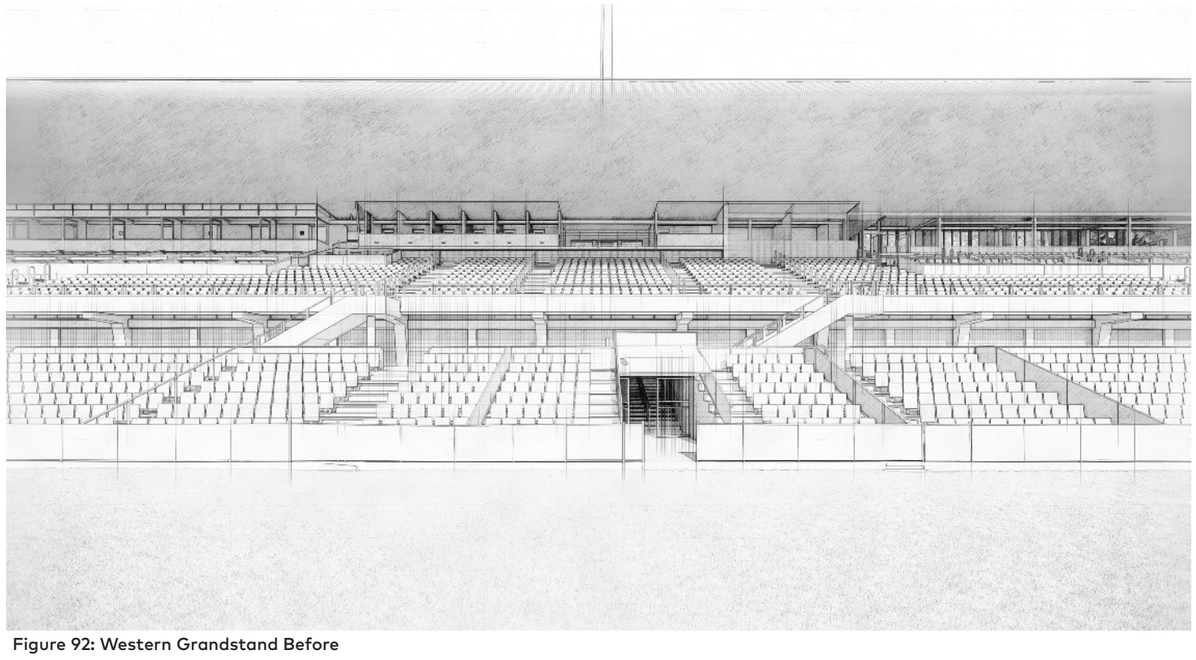


Figure 92: Western Grandstand Before

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

Western Grandstand view

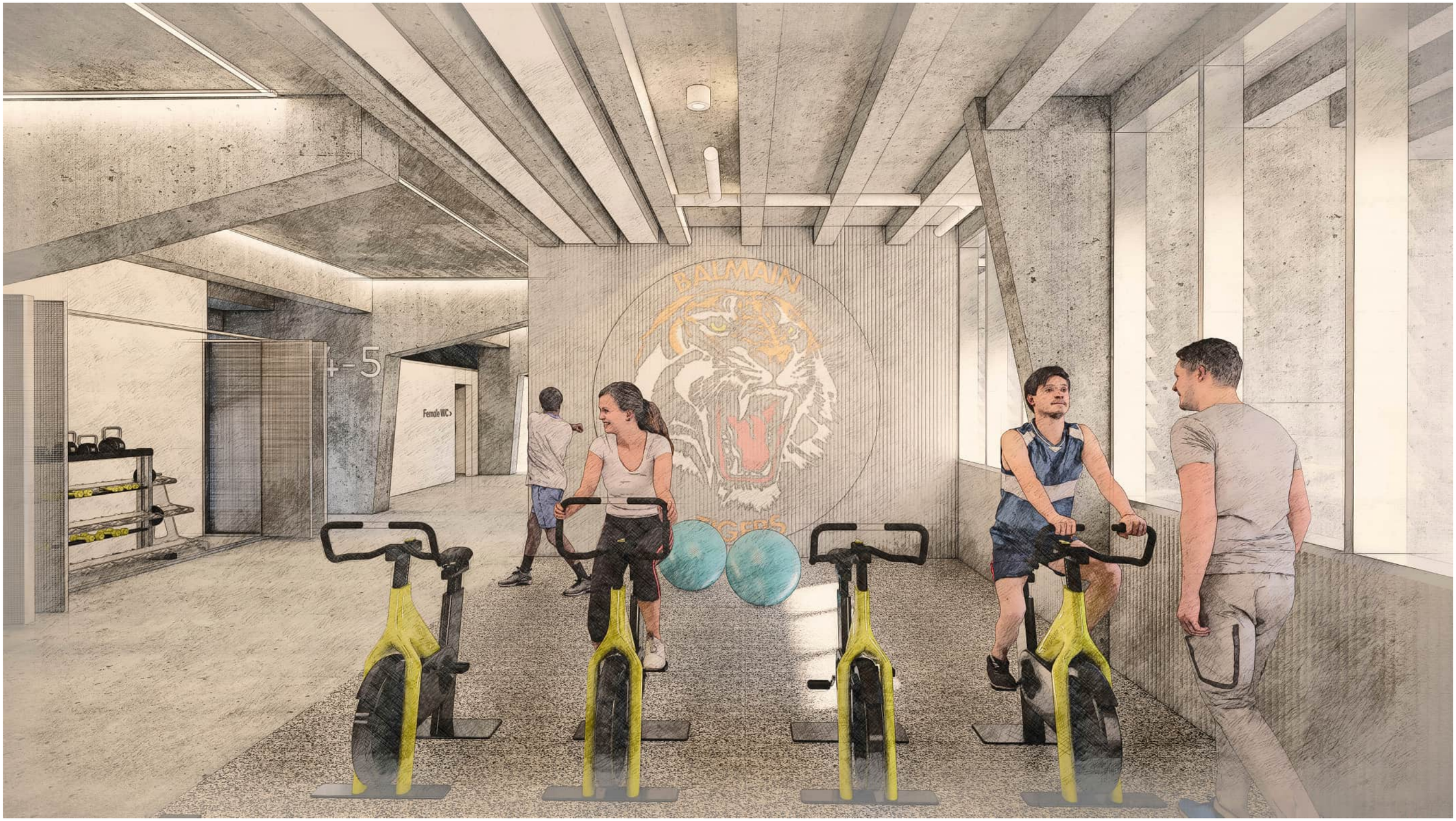


Figure 94: Western Grandstand Mezzanine Multipurpose Gym (Balmain Juniors Gym Mode)

Northern Grandstand View

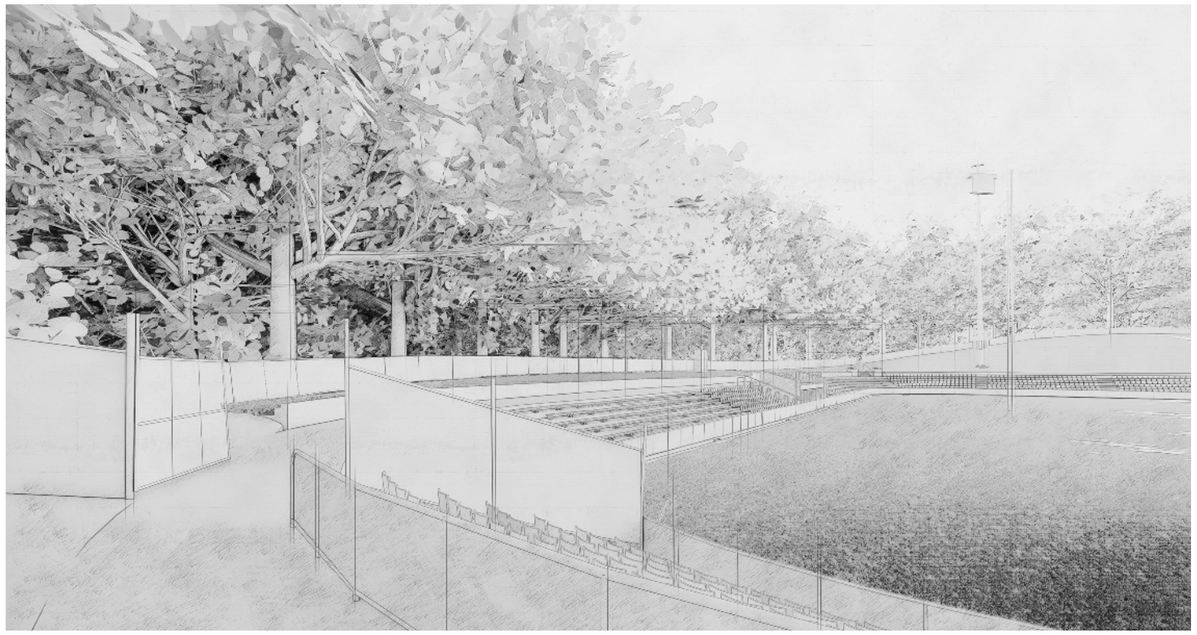


Figure 95: Northern Grandstand Before

Figure 96: Northern Grandstand After (Artists Impression - Design still to be resolved)

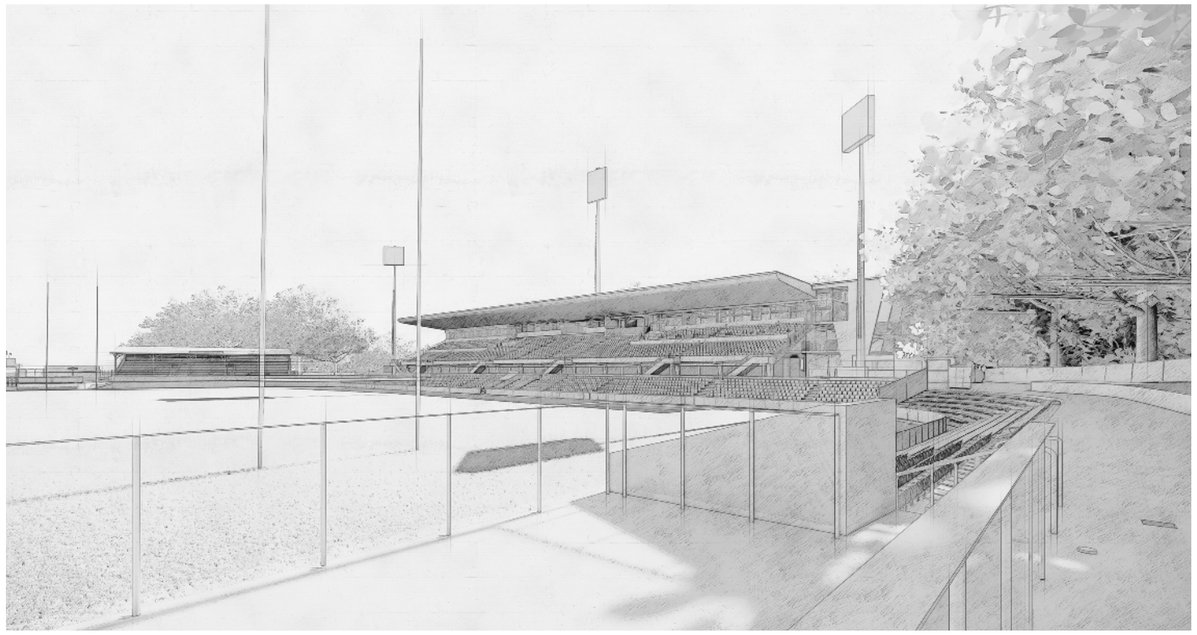


Figure 97: Northern Grandstand Before

Figure 98: 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.

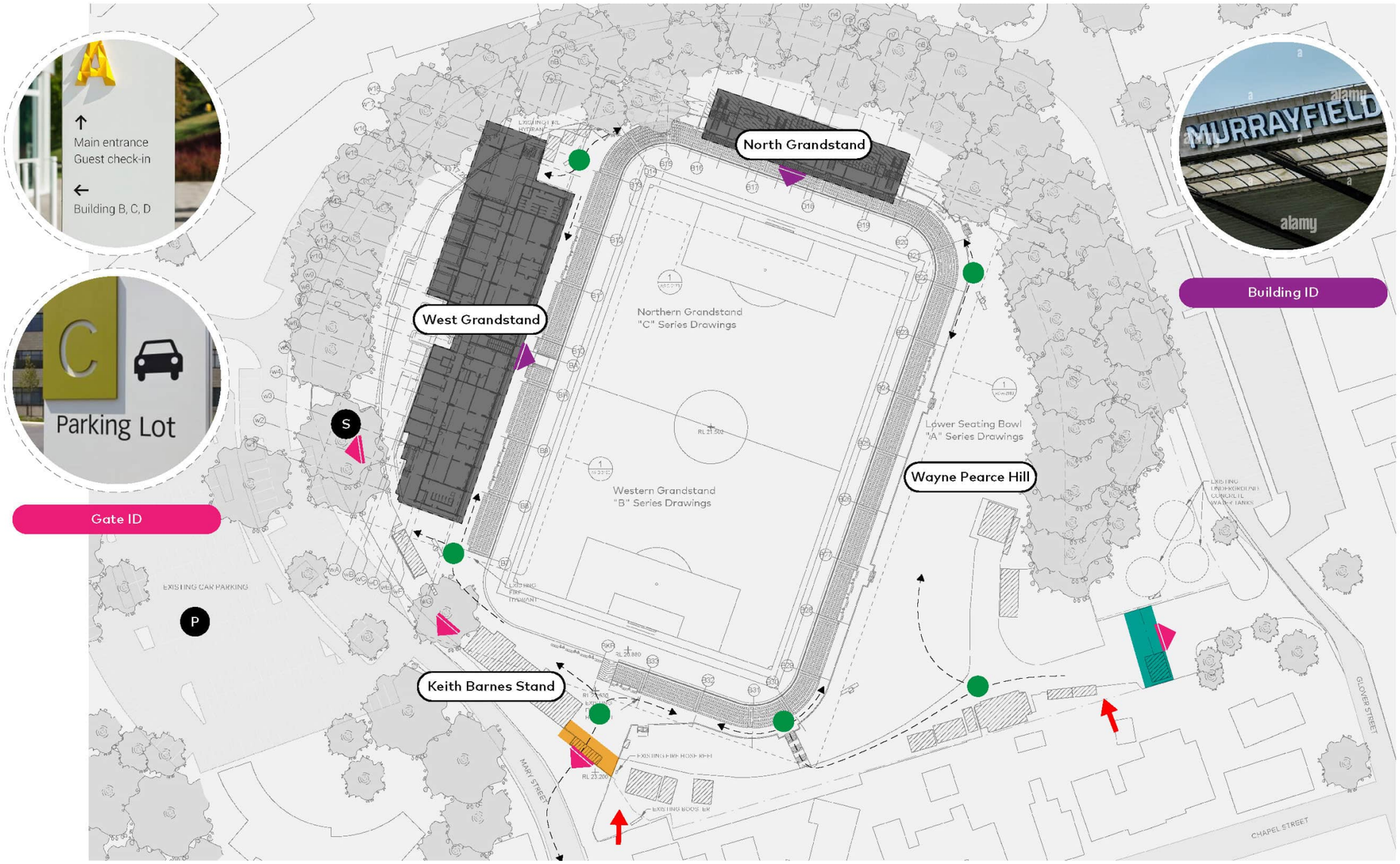


Figure 99: Tree Relocation Plan

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

Leichhardt Oval Refurbishment

April 2026

SDRP Design Response

Appendix 1

Responses to State Design Review Panel (SDRP) Review 2

The following are responses to the State Design Review Panel (SDRP) Review 2 from the 4 March 2026 regarding the Leichhardt Oval Refurbishment project.

SDRP Comment	Addressed	Comment:
Connecting with Country Ongoing engagement with Aboriginal stakeholders is supported; however, it is vital that this informs both spatial and architectural outcomes of the project. 1. Integrate the outcomes of engagement into the broader design strategy so that they underpin the character and experience of the place. a. Demonstrate how the Connecting with Country engagement informs the design beyond artwork and signage. b. Identify opportunities for Connecting with Country principles to inform the architectural language, material selection, and spatial qualities of the project, including qualities of lightness, openness, and connection to the surrounding landscape. 2. Ensure First Nations community involvement is extended beyond the design phase into delivery, procurement and ongoing maintenance.	✓ Addressed in adjacent comment	1a: Engagement sessions and workshops with the IWC Aboriginal Consultation Committee that have been completed to date, have focused around the following discussion points: • Leichhardt Oval as a place of gathering and celebration • Reconciliation, in particular the vigorous grove of fig trees that encapsulate the majority of the Oval on what is otherwise a disrupted landscape • The simple and elegant nature of the traditional structures built by the Wangal people as the traditional custodians of the land • Natural materials of the area, in particular the sandstone that would have been seen in escarpments on the site Through consultation these discussions have developed into opportunities that have informed the architectural language, material selection, and spatial qualities of the project. 1b: Opportunities that developed through consultation are: • Reinforcing the focus on the central space and gathering, ie the oval with new additions such as the North Stand • All additions and new structures to be as light weight as possible and express the structure and components. Roofs and the new Northern Grandstand provide shelter and have been proposed to be open to facilitate and celebrate the views out to the Oval and surrounding landscape. Allowing the local breezes and natural light to enter the spaces. • Views out at all levels to the Fig grove • Use of sandstone blocks or gabions for retaining walls where visible to the revised North Concourse, as well as sandstone colours and textures to new external claddings • Detailing of new elements to reflect the Wangal Culture, such as reference to the fish hooks used by the women in the form of the aisle handrails to the grandstands 2: Inner West Council maintains broad engagement with the Metropolitan Local Aboriginal Land Council, the local statutory Aboriginal cultural authority, and with the Council's own Aboriginal and Torres Strait Islander Local Democracy Group. Council's commitment to Reconciliation is formalised through its Reconciliation Action Plan, which in turn informs Council's delivery program of policies, plans and projects for giving effect to this commitment. At the outset of the Leichhardt Oval redevelopment project, the Metropolitan Local Aboriginal Land Council cultural authorities visited the oval with the project team and evaluated the extant cultural values. Subsequently, Council's Aboriginal cultural advisor, Aunty Deb Lennis (D'harawal woman and local Elder) and Simon Watts (Social and Cultural Planning Manager) have maintained engagement with the project team and the architects including: • Sharing knowledge through a walk on Country to build appreciation of the the history of the site, the precinct, and the relationship to the pre-colonial landscape and the Wangal people, the Traditional Custodians • Council's Aboriginal cultural advisors have participated in design workshops to discuss approaches to be explored and developed into design solutions that connect with Country • Council's cultural advisors will continue to have a role on the project through construction and delivery (the need to engage with Council's cultural advisors will be written into the contractor scope of works, throughout design finalisation, procurement, and delivery of connecting with Country initiatives for the project). In addition, Aboriginal involvement will be supported by Council's Aboriginal and Torres Strait Islander Procurement Strategy with mandatory criteria designed to increase spend with Indigenous businesses.

SDRP Comment	Addressed	Comment:
Site strategy and landscape The design team presented the broader precinct strategy and future entry arrangements, noting that improvements to the entry plazas fall outside the scope and budget of the current project. Any future works around the entries, including landscaping, should support a clear arrival sequence while maintaining adequate space for safe ingress and egress during peak event times. Within the current project boundary, opportunities remain to strengthen the arrival experience, improve circulation and reinforce the overall character of the precinct. 3. Ensure the arrival experience improves legibility, accessibility, and the overall visitor experience. 4. Design circulation routes, gathering areas and wayfinding to support safe and intuitive movement through the site and minimise bottlenecks, pinch points and level changes. 5. Ensure equitable access throughout the site, with step-free circulation to all key areas including accessible seating, entries, amenities and spectator spaces.	✓ Addressed in adjacent comment	3-5: We acknowledge the panel's recognition that the future entry arrangement and plaza designs are outside the current project scope and budget. Opportunities (within and outside of the current boundary) to strengthen the arrival experience, improve circulation and reinforce the overall character of the precinct include: • Cohesive materiality, hardscape and targeted planting upgrades are proposed at key entry points to enhance the arrival experience and improve legibility. • Wayfinding will be reinforced through the use of mature palm planting at entry plazas, providing clear visual markers within the local street network. The slender form and elevated canopy of these species minimise impacts on pedestrian movement and sightlines. • We acknowledge the panel's concern regarding circulation at key entries. Planting within these areas has been rationalised and reduced to prioritise clear movement corridors and support safe ingress and egress during peak periods. • Opportunities for seating, planting and informal gathering have been located outside primary movement paths, particularly at the Glover Street and Mary Street entries, to minimise bottlenecks and pinch points. • Detailed circulation mapping and further refinement of entry conditions will be undertaken in future design stages to ensure safe, intuitive pedestrian flow. • Step free and accessible access has provided as part of the project scope of works, with equitable and accessible connections sitewide, noted as a key component of the masterplan scope.

SDRP Comment	Addressed	Comment:
The proposal involves the removal of numerous existing significant trees to enable construction of the northern stand. Replacement planting should deliver meaningful community and environmental outcomes. 6. Strengthen the tree replacement strategy to maximise canopy, shade and amenity. c. Quantify canopy loss resulting from tree removal and demonstrate how replacement planting will restore or exceed canopy coverage over time. For example, measure canopy in square metres and target a net canopy gain within 10 years. d. Locate replacement planting where it maximises community and environmental benefit. This may include entry areas and the car park to increase shade, reduce heat, and improve water retention, as well as locations along the Greenway where additional canopy can support active transport routes. e. Commit to planting larger, advanced trees (e.g. minimum 1200L trees where appropriate) in environments where they can thrive and deliver a commensurate canopy benefit. f. Provide further detail on species selection and planting conditions to ensure long-term viability. 7. Maintain a lightweight and permeable floor structure beneath the northern grandstand to minimise disturbance to existing tree root systems and support their long-term stability and health.	✓ Refer to LOR-CTX-DD-SI-DRG-LA-1100_TREE OFFSET PLAN and LOR-CTX-DD-SI-DRG-LA-1101_TREE OFFSET PLAN - DETAILED and LOR-COX -Updated Drawing Set and Appendix 1 of this document	6c-f: Refer to Landscape Tree Offset Plans. A tree offset strategy has been agreed with IWC to situate replacement planting within public open space, adjacent to the Greenway - namely Hawthorne Canal Reserve and Darley Road Park. • 33 x 200L trees are proposed within the 2 parklands to provide shade amenity and increased canopy coverage to these sun-exposed parklands. This planting will be supporting ongoing tree planting strategies throughout the LGA. • A 10yr metric has been implemented (as proposed) to assess the canopy offset increase. The fig tree removal within Leichhardt Oval, will result in a 1125m2 of loss in canopy coverage. The proposed tree offset planting will result in a project canopy coverage of 1191.2m2, resulting in a net increase. • The tree offset species have been selected from the 'Sydney Costal Enriched Sandstone Forest' and 'Sydney Turpentine Ironbark Forest' local plant communities, and importantly are safe and appropriate for planting within public open space. Namely; Eucalyptus botryoides, Eucalyptus teriticornus, Melaleuca ericifolia, Melaleuca linearifolia, Melaleuca styphelioides,Syncarpia glomulifera, Tristaniopsis laurina. • This offset planting has been located (in consultation with IWC) to maximize shade provision in key recreational spaces, that are directly adjacent to the Greenway. • The proposal will implement larger quantities of 200L planting, rather than advanced transplanted 1200L stock. We acknowledge the panel's recommendation; however the use of 200L stock (in larger quantities) will optimise plant establishment, root quality, long-term canopy outcomes & importantly ensure tree availability. • Tree planting will be undertaken by qualified professionals, with implementation and ongoing care and maintenance to ensure successful establishment and long-term canopy offset outcomes. 7: Amendments to the northern grandstand design and layout have been detailed in the LOR-COX -Updated Drawing Set. Also refer to Appendix 1 of this document for further information and detail on the northern grandstand.
Architecture 8. Ensure the architectural language of new elements responds to the character of the existing grandstands and contributes to a cohesive identity for the precinct. 9. Simplify the architectural expression of the western grandstand to create a clearer and more cohesive design language. g. Refine the southern western roof canopy to reduce visual weight while maintaining adequate weather protection. h. Continue developing the southern façade to improve its relationship to the public domain, arrival experience and view from the carpark. i. Ensure circulation elements, including stairs and entry points, are clearly expressed and integrated within the overall architectural composition. j. Ensure the architectural layout allows for the future provision of lifts to support equitable access to spectator areas.	✓ Refer to LOR-COX -Updated Drawing Set and Appendix 1 of this document	8-10: Amendments to the design and layout have been detailed in the LOR-COX -Updated Drawing Set and Appendix 1 of this document. Refer to these documents for further information and detail.

SDRP Comment	Addressed	Comment:
10. Continue developing the design of the northern grandstand. k. Maintain a lightweight and open architectural expression that responds to both the western grandstand and its relationship with the surrounding trees. l. Provide adequate light, ventilation and spatial quality within circulation areas beneath the seating tiers. m. Ensure queuing areas and circulation zones associated with bathrooms and food and beverage facilities are appropriately sized and allow safe and streamlined movement. 11. Provide detail on the proposed signage strategy. Demonstrate how it will enhance arrival experience, improve site legibility and support intuitive wayfinding across the precinct.	✓ Addressed in adjacent comment	11: To enhance the arrival experience there will be permanent gate identification signage at each entrance, which will include a gate ID, 'You Are Here' maps for site orientation on arrival and directions to other gates. The vehicular entry will also have its own identification signage to assist maintenance and delivery vehicles upon arrival. Furthermore, Baludarri (Leather Jacket) ward symbol will be applied to link the project to the surrounding areas, which has been adopted throughout the Greenway signage strategy. All signage will be high contrasting and 'supergraphic' quality, large in scale where possible and high visibility, especially in spaces with large amounts of users e.g. on gameday.

SDRP Comment	Addressed	Comment:
Sustainability and climate change 12. Continue developing sustainability initiatives that reduce environmental impact and support long-term operational performance. n. Maximise opportunities for material reuse. o. Demonstrate how climate control, natural ventilation and passive strategies support occupant comfort whilst minimising energy demand. p. Continue developing water management and irrigation strategies to support playing surface performance.	✓ Addressed in adjacent comments	12n: A 44% reduction in embodied emissions has been realised through retention of existing building elements as calculated in Embodied Emissions Advice Note Document: 251119_P241001_AN2410011. Additionally where possible the design also re-uses sections of sewer, potable water and fire hydrant pipework. 12o: Proposed light colour schemes and materials help keep the external surfaces of the building cool, reduce impacts of the urban heat island effect and improves occupant comfort within internal naturally ventilated spaces. Window shading has been incorporated to protect patrons from direct solar exposure, weather and high levels of thermal mass contributing to an improvement in comfort, peak heating, ventilation, and air conditioning (HVAC) loads and annual energy consumption. Due to the sporadic nature of hot water usage the use of Point-of-use (POU) instantaneous electric hot water heaters presents reduced energy usage when compared to a central system with flow and return pipework, which requires a higher use of electricity. The design maximises natural ventilation across both grandstands wherever feasible: • Western Grandstand: Ancillary Ground Floor areas, all of Level 1 excluding enclosed toilets and the Level 2 private suites utilise natural ventilation via fixed louvres or openable windows and doors eliminating or reducing reliance on mechanical cooling loads in these zones. • Northern Grandstand: Public toilet facilities, cleaners' rooms and accessible WCs are naturally ventilated, supplemented by roof ventilators which provide passive air movement without energy consumption. This strategy reduces operational energy consumption by avoiding unnecessary mechanical ventilation in spaces where natural air movement can achieve adequate ventilation rates. Western Grandstand Ground Floor Mechanical Ventilation Strategy: The Ground Floor team changerooms and ancillary spaces, medical areas, officials' changerooms and ancillary spaces are mechanically ventilated to provide adequate security and acoustic privacy. The systems will include mixed operating modes utilising the central circulation space as ventilation air transfer path, providing borrowed ventilation of this transient space without a dedicated system. The individual spaces accessed from this central circulation corridor will incorporate various passive and active systems where appropriate to the space use including: • High-level opening windows for passive ventilation when security and acoustic requirements permit • Ventilation rate control based on activity to ensure adequate air change rates during high-occupancy periods whilst minimising energy consumption during low-use periods • Supplementary zone air conditioning where required to ensure occupant comfort, with systems independently controllable to avoid unnecessary operation in unoccupied zones This mixed-mode approach balances the need for security and acoustic separation with energy-efficient ventilation strategies, utilising passive measures wherever feasible whilst providing mechanical support only where necessary. Energy-Efficient Plant Selection and Zoning: The Western Grandstand design incorporates modern, efficient plant configurations through the following: • VRF Systems: Ground Floor air conditioning utilises Variable Refrigerant Flow heat pump technology. This allows precise zone-level temperature control without reheating or overcooling, delivering superior part-load efficiency compared to conventional constant-volume systems. • Independent Zone Control: Each suite on Level 2 operates as an independently controlled space with dedicated systems, preventing simultaneous heating/cooling conflicts and allowing unoccupied zones to remain off. Systems include provision for rapid warm-up/cool-down whilst allowing complete shutdown during extended non-use periods. • Door Interlock Systems: Air conditioning units in Level 2 private suites incorporate reed switch interlocks to automatically shut down mechanical cooling and heating when doors are opened, preventing energy waste from conditioning outdoor air. • Centralised Control: Air conditioning and ventilation systems are interfaced to central controllers enabling centralised on/off control to facilitate coordinated shutdown, system-wide monitoring, time scheduling, diagnostics and optimised operation. • Network Infrastructure: Data outlets are to be provided adjacent to all mechanical switchboards and controllers to enable systems integration for advanced optimisation and remote monitoring. 12p: Water management for hydraulic services is through the use of water efficient tapware, applicances and sanitaryware fixtures. Ensuring efficient WELS ratings for new fixtures and appliances. Existing RWT will continue to be used for field of play irrigation and Centurion lounge bathroom flushing as per the stormwater harvesting and automatic irrigation system specification.

SDRP Design Response

Northern Grandstand

Northern Grandstand

SDRP welcomed improvements to circulation, queuing areas and amenity beneath the northern grandstand and the provision of views to the existing tree canopy. The SDRP encourages maintaining a lightweight and open architectural expression and providing adequate light and ventilation beneath seating tiers. To achieve this Cox have done the following:

Amenities rationalised:

Number of amenities modules reduced from 3 to 2 to lower capital cost, simplify operations, with at grade access from the concourse level and providing better distribution to both sides of the North grandstand concourse.

Better F+B mix and placement:

Significantly improved food & beverage opportunities in the larger central bay with views to the tree canopy to the north.

Simpler vertical circulation:

Stairs to vomitories reduced from 8 to 4, and providing simpler more legible and direct paths of travel to the seating over.

Reduced structure at the rear:

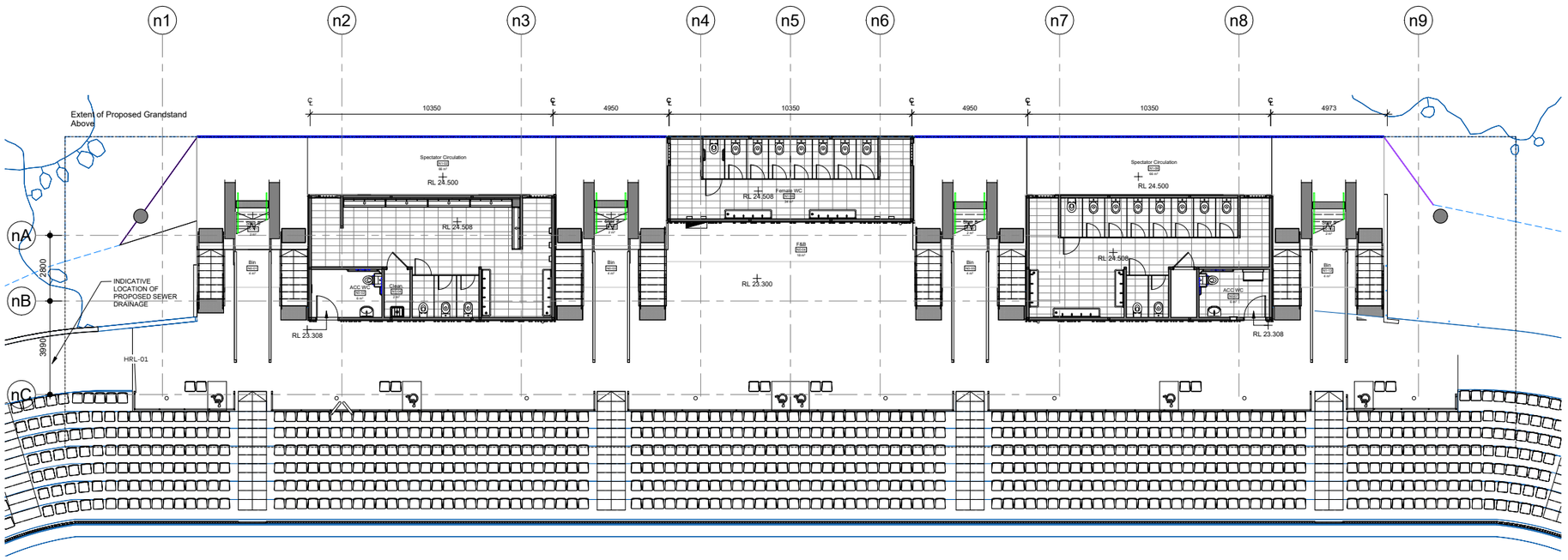
Rear elevated deck extent significantly reduced, reducing the impact on the trees

Clearer wayfinding:

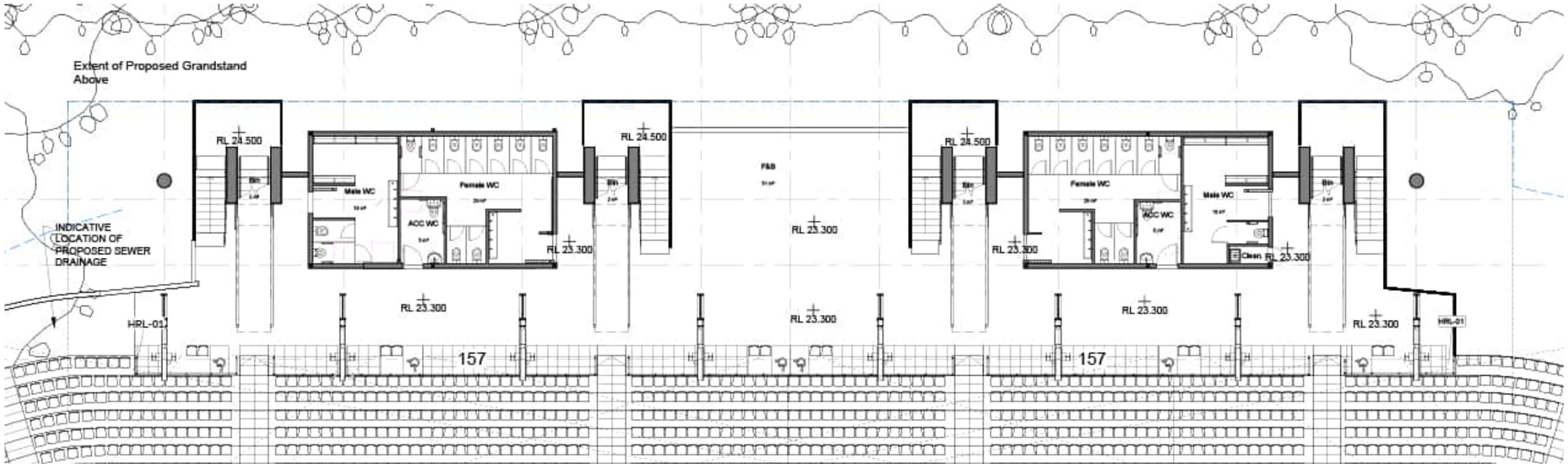
Circulation consolidated to the lower concourse, improving legibility and spectator experience—aligns with SDRP's call to improve circulation and wayfinding.

Lean building massing:

Reduction in height of amenities modules, lowering façade and structural costs and helping maintain a lightweight, open expression sought by SDRP.



Previous Option (100% DD)



Proposed Revision

Ongoing Design Development

Queue & circulation sizing: Queuing areas and circulation zones associated with bathrooms and F+B are appropriately sized to avoid pinch points after stair reduction and deck changes.

Tree impacts: Though there will be no change to the number of trees requiring removal, the reduction of structure at the rear of the Northern Grandstand would have a lesser impact on the embankment and the remaining trees. The tree replacement strategy has been developed in consultation with IWC, and aligned with SDRP comments: Trees will be planted to areas in need of better shade within the LGA, with tree species and numbers targeting net canopy gain within 10 years; pot sizes have been selected to optimise their establishment.

Northern Grandstand Lower Concourse

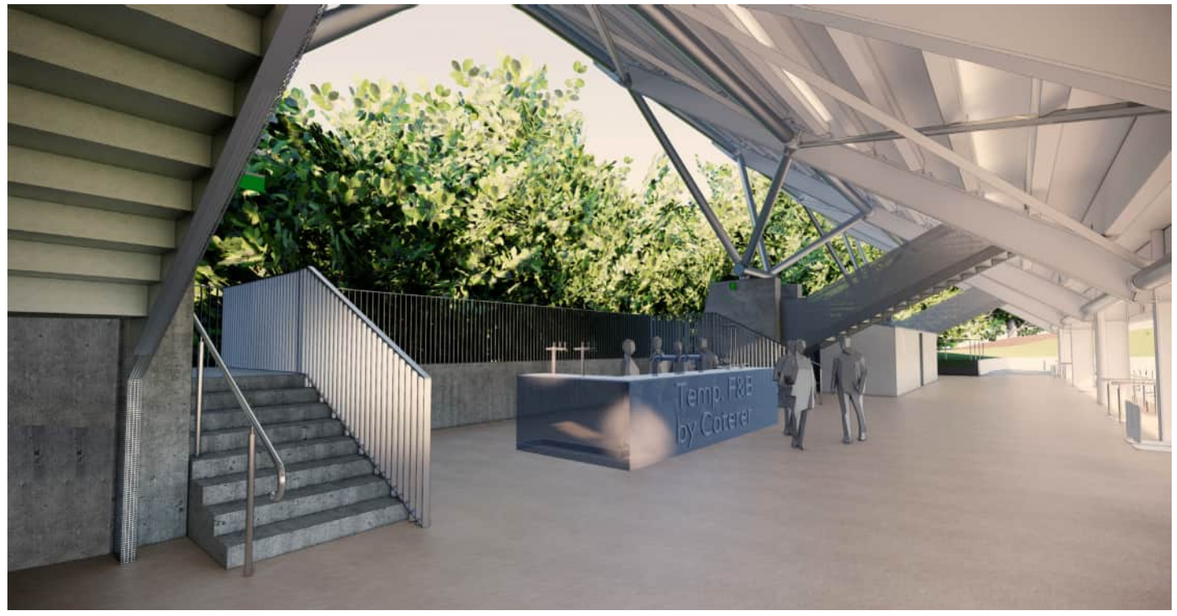
Previous

Proposed

Northern Grandstand Lower Concourse

Previous

Proposed



Northern Grandstand Upper Concourse

Previous

Proposed

Western Grandstand

Western Grandstand - South End

Roof rationalisation to address SDRP: Roof extent consolidated over the stair directly responds to SDRP's request to refine the southern western roof canopy to reduce visual weight while retaining protection.

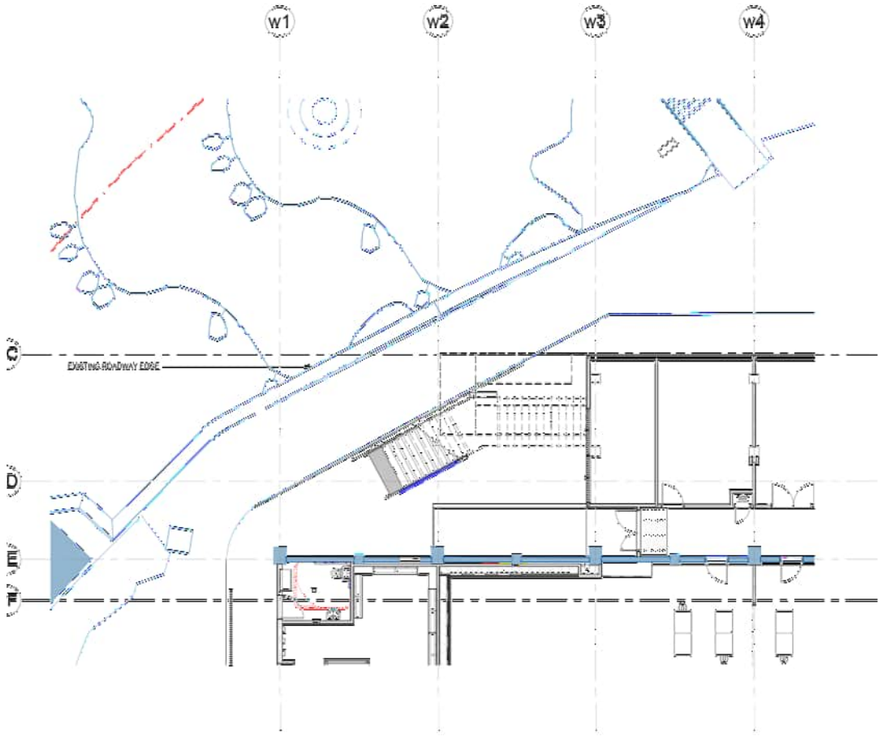
Clearer end articulation: Southernmost corporate box reduced to standard size to better articulate the end of the building, aligning with SDRP's push for a clearer, more cohesive design language.

Safer, simpler structure: To ensure a simpler and integrated composition, the stair between Ground and Mezzanine is set inboard to reduce complexity and mitigate vehicle/structure impact risk at the end condition. This alignment facilitates a future provision for an adjacent lift that will support equitable access to all spectator areas.

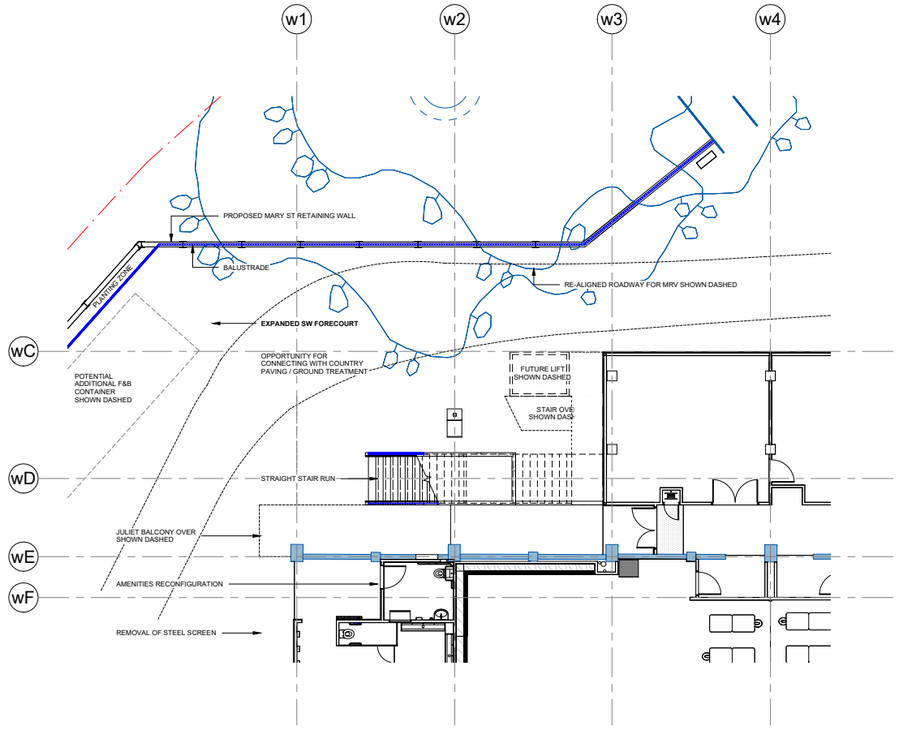
Greater stair protection: To integrate the stair within the overall composition, the roof area is increased over the upper stair flights. The lower stair flight is realigned to be under the shelter of the existing building and projecting walkways. Previous roof extent over upper walkway is reduced to balance the total roof area.

Overall simplification: A general reduction in complexity produces a more refined south end, consistent with SDRP advice to simplify the architectural expression and clearly integrate circulation elements.

Widening of entry forecourt south of the Western Grandstand: Proposed retaining wall to Mary Street to allow encapsulation of excavated material from the works on site, resulting in an improved forecourt at the south of the Western Grandstand. The concrete retaining wall to Mary Street will be in a sandstone colour in reference to sandstone escarpments formerly in the area, in response to Connecting with Country discussions with IWC cultural advisors and country representatives. This will improve the arrival experience, view from the carpark and the overall relationship to the public domain.



1 West Grandstand - DD 100% Submission
SCALE 1 : 100



2 West Grandstand - Proposed SW Corner
SCALE 1 : 100

Ongoing Design Development

Southern façade & public domain: SDRP asks to continue developing the southern façade to improve its relationship to the public domain, arrival experience and car park view—ensure the refined end condition addresses this.

Clarity of circulation expression: With the stair moved inboard and the roof consolidated, the stairs and entries remain clearly expressed and are integrated within the overall architectural composition for intuitive way finding.

Equitable access future proofing: Ensure the layout allows for a future lift to provide additional vertical circulation to all accessible seating areas as part of the consolidated concourse plan, improving equitable access to spectator areas.

Western Grandstand Arrival

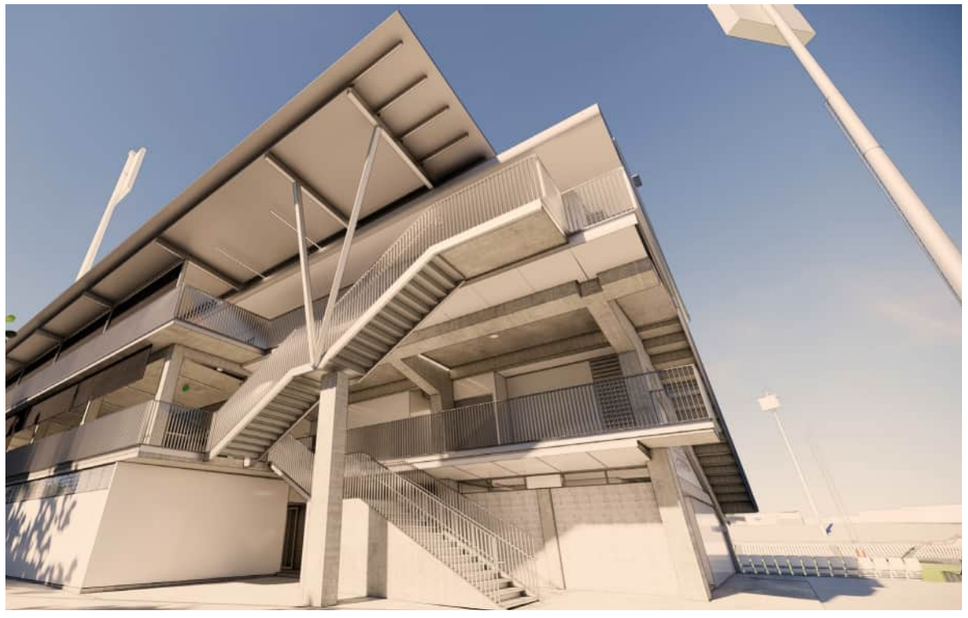
Previous

Proposed

Western Grandstand Stair Configuration

Previous

Proposed



Western Grandstand Future Lift Provision

Without Lift

With Lift

planning&co

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	Design Quality
	• Demonstrate how the development will achieve:
	  ○ 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:
	  ○ 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.
		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.
		
		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.

4. Built Form and Urban Design	Built Form and Urban Design • 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.	Pages 6- 19 (Context and site analysis) Pages 37 – 39 (The project) Pages 52 – 55 (Built form and materiality) & Pages 65- 66 (Signage and wayfinding) Page 34 (Universal accessibility) Also refer to - Architectural drawings, Survey Plan, Building Code of Australia Compliance Report and Accessibility Report

Declaration		
5. Environmental Amenity	Environmental Amenity • 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	Visual Impact • 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	Public Space • 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: o ensures that public space is welcoming, attractive and accessible for all. o maximises permeability and connectivity. o maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. o 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.	Page 39 (Public domain plan) Also refer to – CPTED Report
8. Trees and Landscaping	Trees and Landscaping • 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: o details the proposed site planting, including location, number and species of plantings,	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. Only 13 trees of varying significance will need to be removed from the

Declaration		
	heights of trees at maturity and proposed canopy coverage. ○ provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. ○ demonstrates how the proposed development would: ▪ 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	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. Pages 40-42 (Landscape) of this Report Also refer to - Arboricultural Impact Assessment and Landscape Plan 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. Please refer to Pages 35 to 36 of this Report for further information. The project maximises opportunities for consistency with Greener Places through the following; • 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	14th January 2026