



# Sydney Football Stadium Redevelopment Concept Proposal Modification 5

---

State Significant Development Modification Assessment  
(SSD-9249-Mod-5)

October 2020



Published by the NSW Department of Planning, Industry and Environment

[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

**Title:** Sydney Football Stadium Redevelopment Concept Proposal (SSD-9249-Mod-5)

**Subtitle:** Modification to amend the project boundary and building envelope to facilitate members facilities

*Cover image: Aerial view of the new stadium (Source: Cox Architecture, 2019)*

---

© State of New South Wales through Department of Planning, Industry and Environment 2020. You may copy, distribute, display, download and otherwise freely deal with this publication for any purpose, provided that you attribute the Department of Planning, Industry and Environment as the owner. However, you must obtain permission if you wish to charge others for access to the publication (other than at cost); include the publication in advertising or a product for sale; modify the publication; or republish the publication on a website. You may freely link to the publication on a departmental website.

Disclaimer: The information contained in this publication is based on knowledge and understanding at the time of writing (October 2020) and may not be accurate, current or complete. The State of New South Wales (including the NSW Department of Planning, Industry and Environment), the author and the publisher take no responsibility, and will accept no liability, for the accuracy, currency, reliability or correctness of any information included in the document (including material provided by third parties). Readers should make their own inquiries and rely on their own advice when making decisions related to material contained in this publication.

# Glossary

Abbreviation	Definition
<b>CIV</b>	Capital Investment Value
<b>Council</b>	City of Sydney Council
<b>Department</b>	Department of Planning, Industry and Environment
<b>EIS</b>	Environmental Impact Statement
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>EPI</b>	Environmental Planning Instrument
<b>LEP</b>	Local Environmental Plan
<b>Minister</b>	Minister for Planning and Public Spaces
<b>MP1 carpark</b>	Moore Park Carpark 1
<b>Planning Secretary</b>	Secretary of the Department of Planning, Industry and Environment
<b>RtS</b>	Response to Submissions
<b>SAS</b>	Site Audit Statement
<b>SCG</b>	Sydney Cricket Ground
<b>SCSGT</b>	Sydney Cricket and Sports Ground Trust
<b>SEPP</b>	State Environmental Planning Policy
<b>SFS</b>	Sydney Football Stadium
<b>SRD SEPP</b>	State Environmental Planning Policy (State and Regional Development) 2011
<b>SSD</b>	State Significant Development
<b>TfNSW</b>	Transport for NSW

# Contents

<b>1</b>	<b>Introduction</b> .....	<b>1</b>
1.1	Background .....	1
1.2	Approval history.....	2
<b>2</b>	<b>Proposed modification</b> .....	<b>5</b>
<b>3</b>	<b>Strategic context</b> .....	<b>7</b>
<b>4</b>	<b>Statutory context</b> .....	<b>8</b>
4.1	Scope of modifications .....	8
4.2	Consent authority .....	8
4.3	Mandatory matters for consideration .....	8
<b>5</b>	<b>Engagement</b> .....	<b>10</b>
5.1	Department’s engagement.....	10
5.2	Summary of submissions .....	10
5.3	Response to submissions .....	10
<b>6</b>	<b>Assessment</b> .....	<b>11</b>
6.1	Urban design and access.....	11
6.2	Other issues .....	13
<b>7</b>	<b>Evaluation</b> .....	<b>15</b>
<b>8</b>	<b>Recommendation</b> .....	<b>16</b>
<b>9</b>	<b>Determination</b> .....	<b>17</b>
	<b>Appendices</b> .....	<b>18</b>
	Appendix A – List of referenced documents .....	18
	Appendix B – Modification report.....	<b>Error! Bookmark not defined.</b>
	Appendix C – Instrument of Modification .....	<b>Error! Bookmark not defined.</b>
	Appendix D – Community views for draft notice of decision .....	18

# 1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department) assessment of an application to modify the State significant development (SSD) consent for the Sydney Football Stadium (SFS) Redevelopment (SSD 9249) Concept Proposal. The application has been lodged by Infrastructure NSW (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

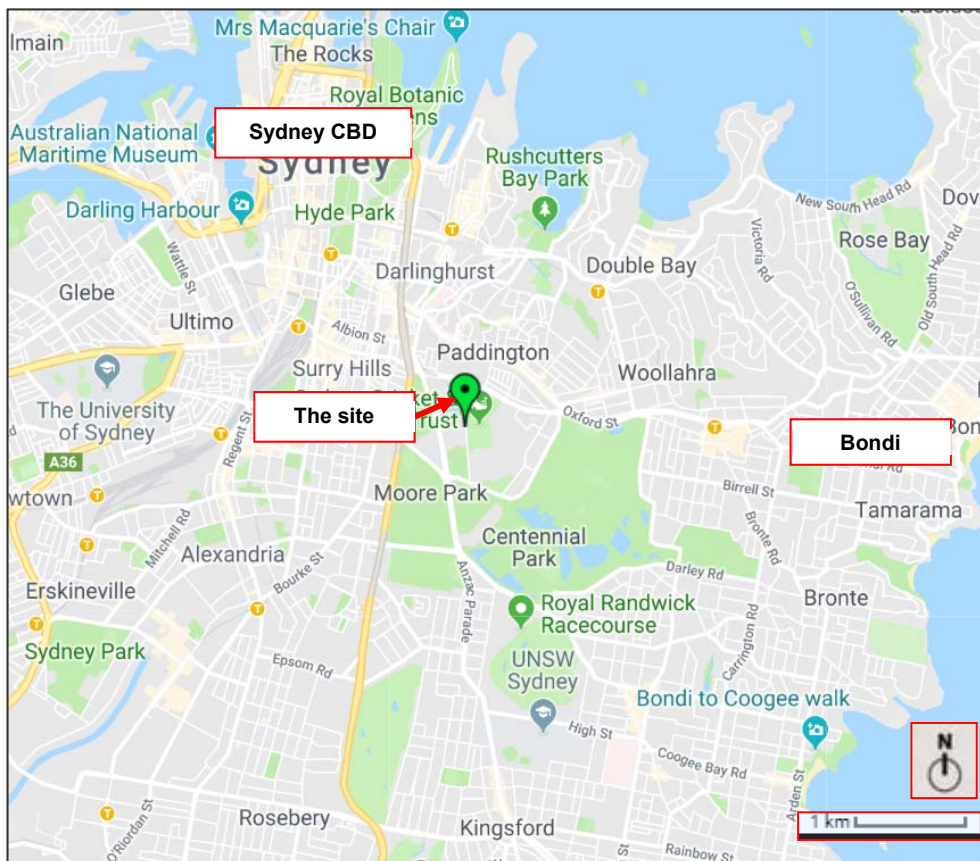
It seeks approval to modify the approved project boundary and building envelope to facilitate the future construction and operation of members facilities.

The approved concept development application for the redevelopment of the existing SFS comprises:

- the Concept Proposal for maximum building envelope, design and operational parameters for a new rectangular stadium with up to 45,000 seats (55,000 patrons in concert mode).
- concurrent Stage 1 works including the demolition of the existing SFS down to the existing ground level (slab level), associated works and identification of the demolition / construction compound.

## 1.1 Background

The site comprises the northern half of the property at No. 40 – 44 Driver Avenue, Moore Park and is legally described as part Lots 1528 and 1530 DP 752011 and Lot 1 DP 205794. The site is located approximately 3 kilometres (km) south-east of the Sydney Central Business District (**Figure 1**).



**Figure 1 | Site location** (Source: Google Maps 2019)

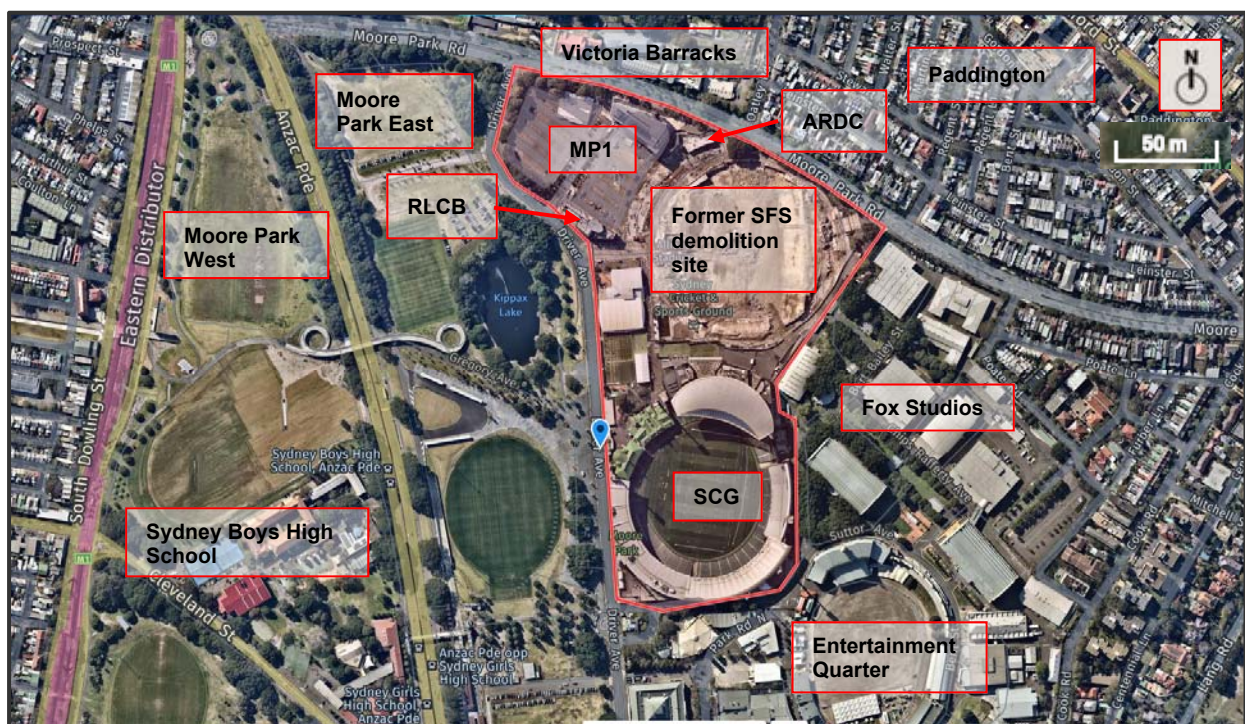
The site has an area of 8.7 hectares (ha) and is Crown land, with the Sydney Cricket and Sports Ground Trust (SCSGT) designated as the sole trustee under the *Sydney Cricket and Sports Ground Act 1978*. The former SFS was located in the northern corner of the site with frontages to Moore Park Road to the north, Paddington Lane to the east and Driver Avenue to the west.

The former SFS has now been demolished pursuant to Stage 1 of SSD 9249.

The land controlled by SCSGT also accommodates the following additional existing buildings, structures and facilities, which do not form a part of the original application (see **Figure 2**):

- the Australian Rugby Development Centre (ARDC) and the Rugby League Central Building (RLCB), located along the north and south of the Moore Park Carpark 1 (MP1), respectively.
- The Sydney Cricket Ground (SCG), comprising a mix of stands, buildings, paved and landscaped spaces, with a capacity for 48,000 spectators.

The property forms part of a larger entertainment and recreation precinct shared with Centennial and Moore Parks, Fox Studios, and the Entertainment Quarter as identified in **Figure 2**.



**Figure 2** | Aerial view identifying the site features and adjoining buildings and features within and outside the land controlled by SCSGT (Source: Nearmap 2020)

## 1.2 Approval history

On 6 December 2018, the then Minister for Planning granted consent for a concept development application for the redevelopment of the existing SFS (SSD 9249) comprising:

- a Concept Proposal:
  - a maximum building envelope for the stadium including basement and a roof over all permanent seating.
  - maximum stadium capacity of 45,000 seats (55,000 patrons in concert mode).
  - member areas, premium box/terrace, function lounge and corporate suite operations.

- flood lighting, stadium video screens and ancillary fittings.
- team, media and administration facilities, food and beverage areas.
- new playing pitch and provision for ancillary uses.
- public domain works and landscaping.
- identification of the existing MP1 carpark as the demolition and construction compound.
- concurrent Stage 1 works comprising:
  - demolition of the existing stadium including the existing Sheridan, Roosters, Waratahs, Cricket NSW Administration Building and Indoor Wickets to ground level (existing slab level).
  - removal of 26 trees.
  - use of the existing MP1 carpark as the demolition compound.

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

**Table 1 | Summary of Modifications**

<b>Mod No.</b>	<b>Summary of Modifications</b>	<b>Approval Authority</b>	<b>Type</b>	<b>Approval Date</b>
<b>MOD 1</b>	Adjustment to the site boundary to remove land that was required to be retained to support the ongoing operational functions of the adjacent Sydney Cricket Ground.	Director	4.55(1A)	5 June 2019
<b>MOD 2</b>	Amendment to the scope of demolition works to permit the removal and disposal of the existing ground slabs, pavements, footings and piles from the former SFS. In association with these works, it was also proposed to divert some existing stormwater infrastructure located within the site.	Executive Director	4.55(1A)	5 August 2019
<b>MOD 3</b>	Amendment to condition C8(d) to enable public domain design development with the most appropriate plant selection and modifications to planting requirements.	Director	4.55(1A)	28 June 2019
<b>MOD 4</b>	Modification to condition C62 to enable an interim Site Audit Statement (SAS) for the Stage 1 works to be submitted, in lieu of the final SAS upon completion of the works.	Director	4.55(1A)	3 April 2020

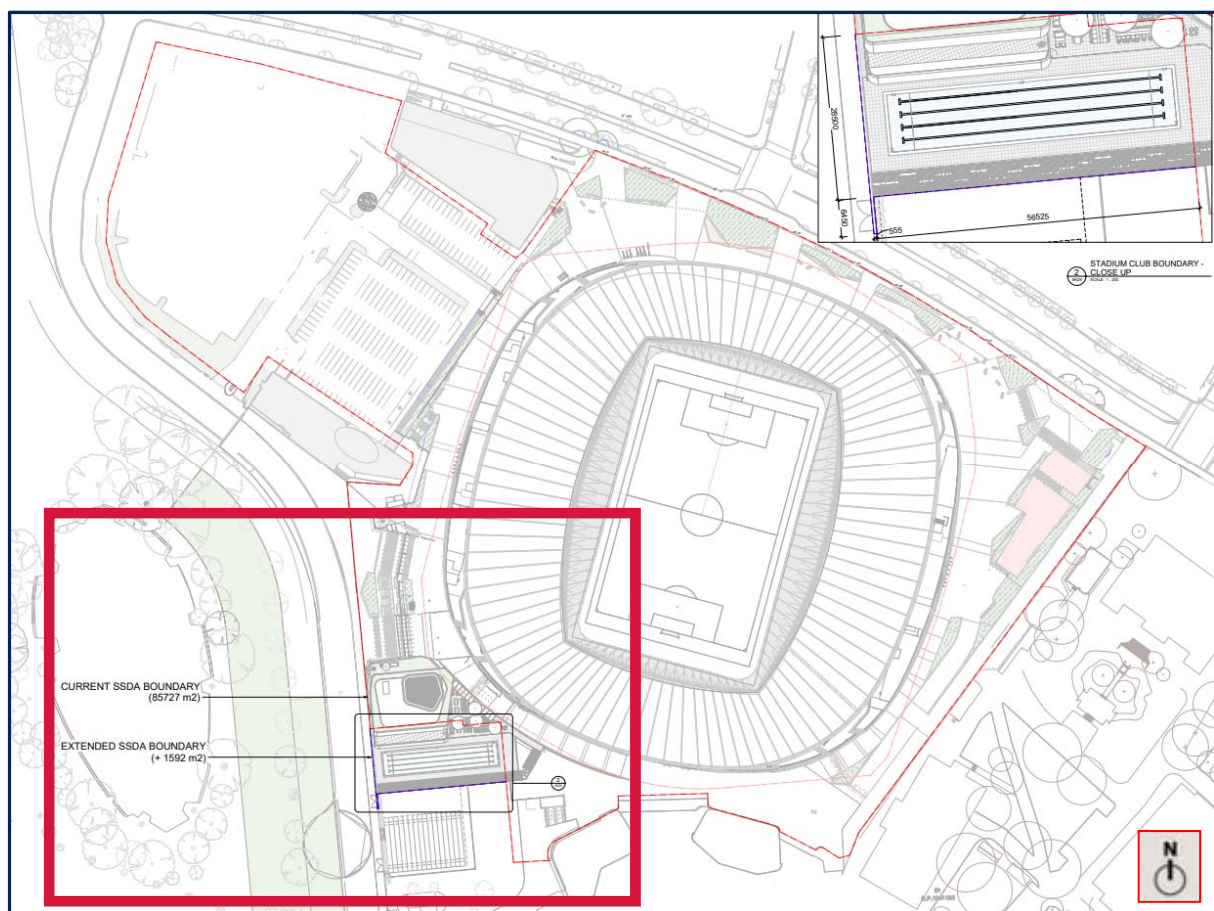
Following the approval of the Concept Proposal and Stage 1 works, the Applicant lodged SSD 9835 with the Department for Stage 2 of the redevelopment of the SFS comprising the detailed design, construction and operation of a new stadium on the site. The Stage 2 application was approved by the Minister for Planning and Public Spaces on 6 December 2019 and has been modified on one occasion. A second modification application is currently being assessed by the Department.

The Stage 1 works, pursuant to SSD 9249, have been completed and the former SFS has been demolished. The Stage 2 works, pursuant to SSD 9835, have commenced on site.

## 2 Proposed modification

The modification application (SSD-9249-Mod-5) seeks to amend the project boundary of the concept proposal and the building envelope to facilitate the construction and operation of members facilities to be integrated with the main stadium.

The purpose of the modification is to alter the current project boundary to include a portion of additional land (1,592sqm) within the approved boundary. This land currently comprises the Sydney Cricket Ground's (SCG) practice area, part of a tennis court located to the south-west and part of a wall running south along Driver Avenue (see **Figures 3 and 4**).



**Figure 3 |** Proposed site boundary (Source: Modification Application, 2020)

The modification application also seeks to add a secondary building envelope, with the primary envelope for the stadium remaining unchanged (see **Figure 5** – blue dashed line).

Additionally, the modification application seeks to modify consent condition A2(e) by including reference to the new plans detailing the proposed facilities as listed below:

<b>Drawings prepared by COX Architecture</b>			
Dwg No	Rev	Name of Plan	Date
SK-23	06	<i>Sydney Football Stadium Access Plan Stage 2 with SFF</i>	<i>15 October 2020</i>
SK-24	06	<i>Sydney Football Stadium Landscape Plan Stage 2 with SFF</i>	<i>15 October 2020</i>
SK-29	A	<i>Sydney Football Stadium Project Boundary Plan – Stadium Fitness Facilities</i>	<i>8 April 2020</i>
SK-30	A	<i>Sydney Football stadium Section C1 &amp; D1 – Stadium Fitness Facilities</i>	<i>1 July 2020</i>
SK-31	A	<i>Building Envelope and Footprint – Undercroft/Ground</i>	<i>1 July 2020</i>
SK-32	A	<i>Building Envelope and Footprint – Upper Levels</i>	<i>1 July 2020</i>

The Applicant states the following in relation to the modification:

- no additional lot or DP would be added, with the proposed land still forming part of Lot 1350 DP 752011.
- the additional land equates to approximately 0.6 per cent of additional area than was originally approved and indicates that a portion of the land subject to this modification, had previously been subject to the original development consent, but was then removed as part of modification 1).
- an appropriate interface will remain between the existing SCG and proposed SFS, including areas for pedestrian circulation around and between the two venues.
- the proposed inclusion of additional land and the proposed ancillary development to be located within the new building envelope continue to relate to the Concept Proposal for a new stadium.
- no physical works are proposed as part of this modification and as such, there is no alteration to the approved Stage 1 works relating to demolition.
- the ancillary structure that would be contained in the new envelope, does not alter the approved stadium building envelope, rather presents a secondary envelope.

The purpose of the expansion to the project boundary is to facilitate the delivery of Stadium Members Facilities, which would reinstate and expand facilities that operated as part of the SFS prior to demolition.

### 3 Strategic context

The development, as modified, continues to be consistent with the following, as the adjustment to the overall building envelope and boundary does not alter the key components or outcomes of the project, as approved that align with the following strategies and plans:

- the NSW Stadia Strategy 2012 and 2015 Preliminary Sydney Cricket Ground Master Plan.
- the Greater Sydney Commission's A Metropolis of Three Cities – The Greater Sydney Plan.
- the vision outlined in the Greater Sydney Commission's Eastern City District Plan.
- the State Infrastructure Strategy 2018-2038 Building the Momentum.
- City of Sydney's Sustainable Sydney 2030.
- the NSW Future Transport Strategy 2056.
- TfNSW's Sydney's Cycling Future 2013.

The overall development, as modified, would continue to provide direct investment in the region of approximately \$674 million, which would support up to 300 operational jobs upon completion.

## 4 Statutory context

### 4.1 Scope of modifications

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

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

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

### 4.2 Consent authority

The Minister for Planning and Public Spaces (the Minister) is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 13 March 2020, the Director, Social and Infrastructure Assessments, may determine the application as:

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

### 4.3 Mandatory matters for consideration

Section 4.15 of the EP&A Act requires the following matters to be assessed in respect of all applications which seek modifications to approvals, as identified in **Table 2**.

**Table 2** | Section 4.15(1) considerations

Matter	Consideration
Whether the proposed modification is of minimal environmental impact	The proposed modification seeks to amend the overall project boundary and add a secondary building envelope. It does not propose to alter the uses envisaged under the original proposal. Accordingly, the proposed amendments would result in minimal environmental impacts. The Department has considered the Applicant's assessment of environmental impacts and considers the proposed modification would result in minimal environmental impacts.

Matter	Consideration
Whether the development to which the consent as modified relates is substantially the same development	The proposed modification does not seek to significantly amend the approved development. The development would remain substantially the same.
Whether notification has occurred, and any submissions have been considered	<p>In accordance with the EP&amp;A Act and the Environmental Planning and Assessment Regulation 2000 (EP&amp;A Regulation), the modification application does not need to be notified.</p> <p>The Department exhibited on the Department's website for 14 days and City of Sydney Council (Council) were consulted regarding the modification.</p> <p>Council reviewed the proposal and provided no objection to the modification application. One submission in support of the modification was received from a member of the public.</p>
Any submission made concerning the proposed modification has been considered.	The Department's consideration of the submissions received is discussed in <b>Section 5</b> of this report.
Any relevant provisions of section 4.15(1) of the EP&A Act	The relevant provisions of section 4.15(1) of the EP&A Act have been considered in this section and <b>Section 6</b> of this report. The modification does not propose to alter the uses envisaged under the original proposal would not alter the development's existing compliance with the relevant environmental planning instruments.
Consideration of the reasons for the granting of the consent that is sought to be modified	The Department has considered the findings and recommendations in the Department's Assessment Report for SSD 9249 (as modified), including the key reasons for granting consent outlined in the Notice of Decision/s. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

## 5 Engagement

### 5.1 Department's engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact applications. Notwithstanding, the Department advertised the modification application on its website.

The Department exhibited the application for a period of 14 days from Friday 7 August 2020 to Thursday 20 August 2020 on the Department's website. The modification application was also referred to Council for comment.

### 5.2 Summary of submissions

During the exhibition period, the Department received a total of two submissions on the modification application. Of the submissions received, one was from Council and the other from a member of the community. Council reviewed the proposal and provided no objection to the proposed modifications. The member of the public supported the modifications requested. A link to the full copy of the submissions is provided in **Appendix A**.

### 5.3 Response to submissions

The Applicant submitted a Response to Submissions (RtS) on 16 October 2020, which was made available on the Department's website.

The RtS provided additional information in relation to access, landscaping and the visual impacts of the secondary building envelope in response to clarifications sought by the Department in its initial review of the application.

The RtS included revised plans demonstrating pedestrian access routes around the main stadium and around the proposed Stadium Members Facilities. Additionally, revised landscape plans were provided presenting the redistribution of trees around the secondary building envelope as well as an additional three trees.

The Applicant also considered a submission received from the Centennial Parklands and Moore Park Trust as part of this modification application, even though it was submitted as a submission to the modification to the Stage 2 application. As such, the visual impact matters raised in this submission were also considered in the Applicant's RtS. These matters will be considered by the Department as part of its assessment of Modification 2 to SSD 9835.

## 6 Assessment

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

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

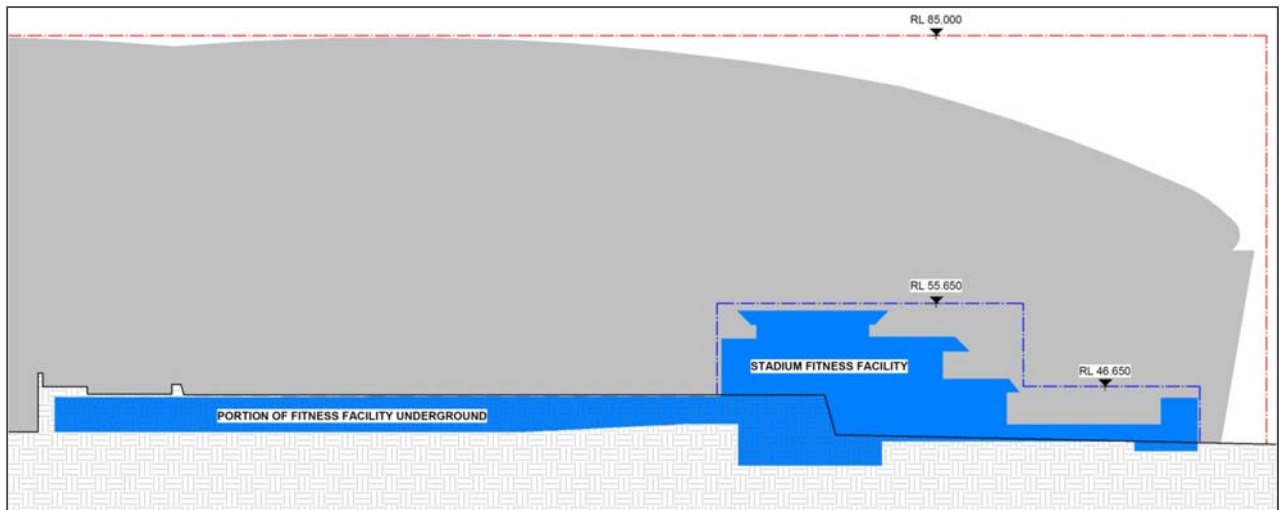
The Department considers the key issue for assessment to be built form and accessibility. Other matters have been considered in **Section 6.2**.

### 6.1 Built form and accessibility

The proposed modification seeks to add a secondary building envelope (see **Figure 5**) and increase the overall footprint of the SFS redevelopment by 1,592sqm, equating to approximately 0.6 per cent more site area than what was originally approved. The SCG practice area, tennis courts and a wall along Driver Avenue would be removed as a result (under the Stage 2 approval, as amended), with the SCG cricket practice wickets not being captured within the new project boundary (see **Figure 4**).



**Figure 3** | Aerial overview of amended boundary (Source: Modification Application, 2020)



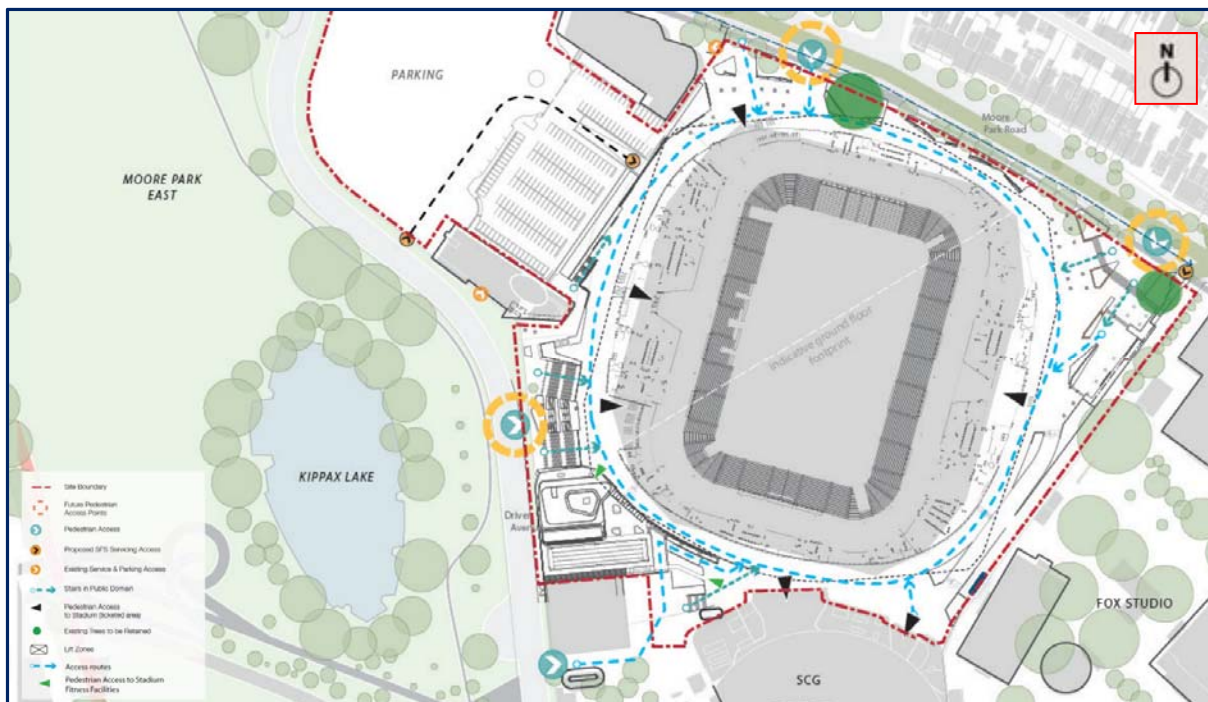
**Figure 5** | Proposed new building envelope (blue dashed line) looking east (Source: Modification Application, 2020)

The Department’s determination of the original concept development application concluded that the building envelope of the proposed stadium would be taller and larger than the previous stadium and as such, would impact the setting of heritage assets including the SCG and the Moore Park Heritage Conservation Area.

With the implementation of mitigation strategies and the Department’s conditions of approval, the Department considered that impacts of the building envelope of the main stadium would not significantly impact on the available iconic views or solar access to the public open spaces nor result in adverse impacts on the setting or historic significance of nearby heritage items or archaeological resources.

To ensure the detailed design of the stadium would demonstrate design excellence and minimise impacts of the larger building envelope, a condition was imposed requiring detailed design of the stadium be undertaken in accordance with the Applicant’s Urban Design Guidelines (UDG) and Design Excellence Strategy, as endorsed by the NSW Government Architect. Additional conditions were imposed on the Stage 2 application to ensure impacts upon surrounding public spaces would be minimised and that access, usability and pedestrian connections through and around the site be maximised.

The Applicant has indicated that the proposed modification would continue to comply with the Urban Design Guidelines. The modification application also states that the proposal would not impact upon entrances to the overall stadium precinct, nor circulation pathways or public access across the site. The Applicant has indicated that the integration of the patron circulation zones would continue to integrate with the external concourse as shown in **Figure 6**.



**Figure 6 | Proposed pedestrian access points and circulation routes (Source: RtS, 2020)**

Council did not object to the proposed amendment to the project boundary and envelope and the proposed changes were supported within the submission received from a member of the public.

The Department has considered the requested modification to the building envelope in the context of the overall building envelope and footprint of the stadium and considers that the increase would have minimal impact upon the overall design of the precinct. The Department considers the secondary building envelope integrates well with the main stadium and notes that there would be no change to overshadowing of public spaces as a result of the proposed modification, nor would it have significant impacts upon the adjoining SCG operations, with the SCG practice wickets remaining. The practice wicket area is utilised by players and is not typically accessed by the public and as such, the Department considers that there will be limited change in relation to the accessibility of the SCG precinct.

In reviewing the revised plans submitted as part of the RtS, the Department considers that the pedestrian access and thoroughfares would remain available to the general public. The Department is supportive of the project boundary modification, noting public access and circulation routes would remain unchanged.

The Department is satisfied that the existing conditions of consent will ensure design excellence, compliance with project specific urban design guidelines and will result in suitable landscaping, public domain and open space features. The Department concludes the modifications would have acceptable impacts to urban design and minimal impacts to access.

## 6.2 Other issues

The modified project boundary does not result in any additional environmental impacts as the areas to be incorporated were subject to assessment as part of the original application. As such, other matters including, but not limited to biodiversity, heritage and contamination have already been assessed and

all conditions of consent provided as part of the approval, as modified, continue to apply to the development.

Notwithstanding, the modified boundary would require conditions of consent to be modified to reference revised plans illustrating the revised boundary, secondary building envelope and modified landscaping. As such, the Department has recommended modifications to the referenced approved plans.

The Department considers the modification would have negligible impacts and recommends that the proposed modification be approved.

## 7 Evaluation

The Department has reviewed the Modification Application and RtS and has assessed the merits of the modified proposal. The Department is satisfied that all environmental issues associated with the proposal have been thoroughly addressed.

The approved works would not significantly change due to the proposed modification to the site boundary and secondary building envelope with the development remaining not inconsistent with the Concept Proposal.

The overall development would not significantly change due to the proposed modification nor would the proposed modification impact upon the environmental amenity of the surrounding area.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with strategic directions for the State.

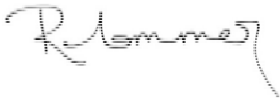
The Department concludes the impacts of the proposed modification are acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.

## 8 Recommendation

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

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD-9249-Mod-5 falls within the scope of section 4.55(1A) of the EP&A Act.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modifies** the consent SSD-9249.
- **signs** the attached approval of the modification (**Appendix C**).

**Recommended by:**



**Rebecca Sommer**  
Principal Planning Officer  
Social and Infrastructure Assessments

**Recommended by:**



**David Gibson**  
Team Leader  
Social Infrastructure

## 9 Determination

The recommendation is **adopted** by:



29 October 2020

**Karen Harragon**

Director

Social and Infrastructure Assessments

**as delegate of the Minister for Planning and Public Spaces**

# Appendices

## Appendix A – List of referenced documents

1. Department's assessment and consideration of the Concept Proposal and Stage 1 application  
<https://www.planningportal.nsw.gov.au/major-projects/project/5336>
2. Modification Application  
<https://www.planningportal.nsw.gov.au/major-projects/project/30531>
3. Submissions  
<https://www.planningportal.nsw.gov.au/major-projects/project/30531>
4. Response to Submissions  
<https://www.planningportal.nsw.gov.au/major-projects/project/30531>

## Appendix B – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/30531>

## Appendix C – Modification Instrument

<https://www.planningportal.nsw.gov.au/major-projects/project/30531>

## Appendix D – Community views for draft notice of decision

Issue	Consideration
General Support	The modification application has been considered by the Department and has been supported. <i>Recommended Conditions/Response</i> Conditions include: Revisions to plans to reflect the altered boundary and building envelope.