Consistency with Stage 1 DA Urban Design Guidelines

Public Realm and Open Space

Principles	Response
The public realm and open space should ground the precinct within its surrounds and ensure it belongs to its context. It should be robust to facilitate a heightened event day experience while providing the public with a tactile, human scale experience. The stadium site should facilitate enhanced access and use of Moore Park and the surrounding areas.	The new public realm concourse and open space integrate the stadium into the natural environment and it's unique historic setting. The stadium site allows for a seamless transition of pedestrians from the surrounding suburbs and Moore Park into the SFS. The concourse not only provides for pedestrian movement paths that enhance the event day experience but also provides complimentary outdoor spaces that support the day-to-day use of the precinct. Refer to the Master Plan, Architectural Design, Modes of Operation and Access and Circulation sections in Chapter 3. For further information refer to the Landscape Report prepared by Aspect Studios.

Guidelines	Response
Create a connected, accessible concourse that relates to the levels of the surrounding public domain and seamlessly integrates to the internal stadium concourse levels	The fully accessible new public realm concourse seamlessly integrates the public domain with the internal concourse levels of the stadium and the surrounding public domain. Refer to Accessibility in Chapter 3. For further information refer to the Landscape Report prepared by Aspect Studios.
Support safe, convenient public circulation through the site to connect to key attractors and transport around the stadium day-to-day	Convenient and safe public circulation is provided through the site to connect key attractors and public transport around the stadium day-to-day. Refer to Modes of Operation and Access and Circulation in Chapter 3.

Guidelines	Response
Maximise soft landscaping and planting to stitch the site into its surrounds and create shaded comfortable areas for the public while maintaining functionality of all public spaces, allowing clear access to and from stadium entries	Soft landscaping has been used throughout the public domain not only to integrate the site into its park setting, but also to create comfortable shaded areas. Functionality of all public spaces and clear access to and from stadium entries has been maintained. Refer to Master Plan in Chapter 3 and the Landscape Report prepared by Aspect Studios.
Utilise landscaping and planting to manage level changes, soften interfaces and separate vehicle zones from the public	Landscaping and planting have been used throughout the public domain to manage level changes, soften interfaces, create shaded areas and separate pedestrians from vehicular traffic. Refer to Landscape Report prepared by Aspect Studios.
Promote pedestrian and active transport through the site and minimise vehicular movement within the public domain.	Increased permeability across the site will encourage public access through the site from Paddington to Moore Park on a day to day basis. It will also facilitate improved pedestrian and cyclist connections from both Paddington and the SFS to Tibby Cotter Bridge and the proposed Sydney Light Rail Station. Vehicular movement within the public domain is restricted to Emergency and Service Vehicles only. Bicycle parking is provided for patrons within the public domain. Refer to Access and Circulation in Chapter 3.
Create visual links into and across the site to support wayfinding, activation and provide opportunities for passive surveillance	Visual obstructions at the concourse level have been kept to a minimum allowing for visual links into and across the site and providing legible and direct pedestrian routes within the public domain and excellent passive surveillance opportunities. Opportunities provided by the level change across the precinct enhance these visual connections.
Integrate wayfinding and signage to support an enhanced	Wayfinding and signage will be incorporated throughout the public domain. This is covered in the Wayfinding and Signage Strategy prepared by Urban Public and Aspect Studios.

Security and Safety

Principles	Response
Preference landscape, planting, furniture, public art and/or dynamic topography to fulfil requirements for solid barriers or fencing	The public domain has been developed in consultation with the security consultant IR. A combination of stairs and walls, integrated seating and walls, custom seating, bollards and custom bollards will all be used to provide Hostile Vehicle Mitigation. Refer to Landscape Report prepared by Aspect Studios.
Reduce visual obstructions at a low level allowing views into and across the site to provide opportunities for passive surveillance	Visual obstructions at the concourse level have been kept to a minimum. Views across the site and also into the stadium bowl allow for excellent passive surveillance opportunities.
Consider emergency vehicle accessibility to the stadium surrounds	Emergency vehicles can access all external concourse areas. Emergency vehicle access is provided via the Moore Park Road entry, adjacent to Busby's Corner. Refer to Access and Circulation in Chapter 3.

Figure 85: New York Stock Exchange Hostile Vehicle Mitigation

Figure 86: Emirates Stadium Hostile Vehicle Mitigation

Figure 87: Titanic Belfast Hostile Vehicle Mitigation

Consistency with Stage 1 DA Urban Design Guidelines

Activation

Principles	Response
The precinct should include a variety of permanent active tenants to promote the day to day use of the site. The retail / commercial provision should compliment the use of the site and encourage visitors outside of event schedules.	A retail outlet and a café are located on the ground floor of the stadium along the northern façade. These facilities complement the use of the site and could encourage extended community activation on a day-today basis. Any operation outside of event days would be subject of a separate planning application. Refer to Modes of Operation in Chapter 3.

Guidelines	Response
Active uses should be concentrated around key pedestrian access points and around the stadium's ground floor perimeter	A retail outlet and a café are located on the ground floor of the stadium along the northern façade. These facilities have been located near a key pedestrian movement zone where the surrounding neighbourhoods merge with the SFS public realm. Refer to Modes of Operation in Chapter 3.
Day-to-day activation should consider the requirements of the surrounding neighbours – residents and workers, to provide a mix attractive and suited to their needs.	A retail outlet and a café are located on the ground floor of the stadium along the northern façade. These facilities have been located near a key pedestrian movement zone where the surrounding neighbourhoods merge with the SFS public realm. These uses are compatible to the needs of the nearby residents and workers and for visitors to the stadium however operation outside of event days would be subject of a separate planning application.
Spaces should be allowed to facilitate pop up activation to support the activation of the precinct beyond the event time schedule	The external concourse can facilitate pop up activation to support the activation of the precinct prior to event time. The public domain has been developed in consultation with the security consultant IR.
Utilise internal activation for passive surveillance and to meet CPTED requirements	A combination of landscape elements within the public domain are used to create spaces for both passive and recreational use during the day-to-day use of the precinct. Refer to CPTED Report.
Design of landscape elements should encourage passive activation such as sitting or gathering	Opportunities for seating have been incorporated in all public domain elements to encourage passive activation. Refer to Landscape Report prepared by Aspect Studios.
Provide clear and convenient movement through the site as a means to sustain active uses.	Visual obstructions at the concourse level have been kept to a minimum allowing for clear and convenient movement through the site and sustains active uses.

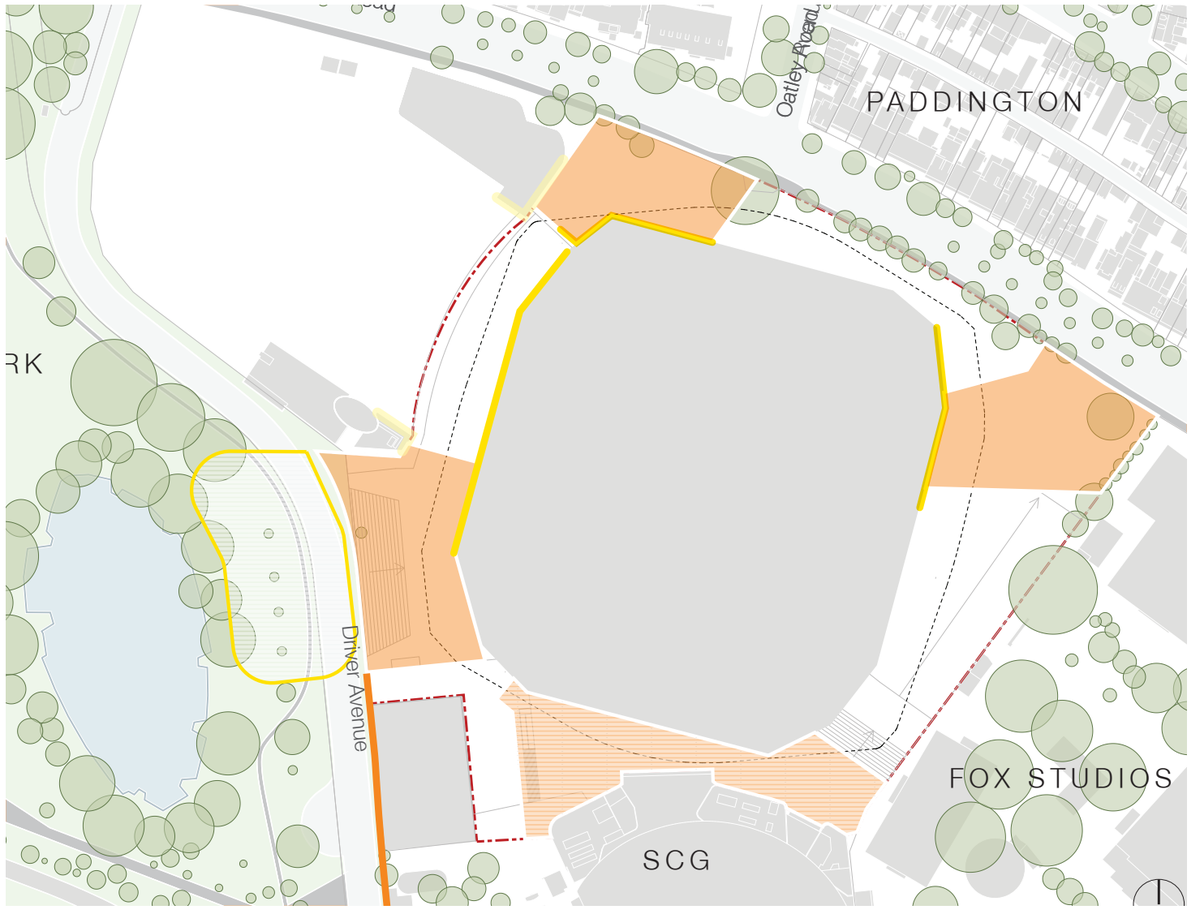

Figure 88: Activation Stage 1 DA (Source: SJB)

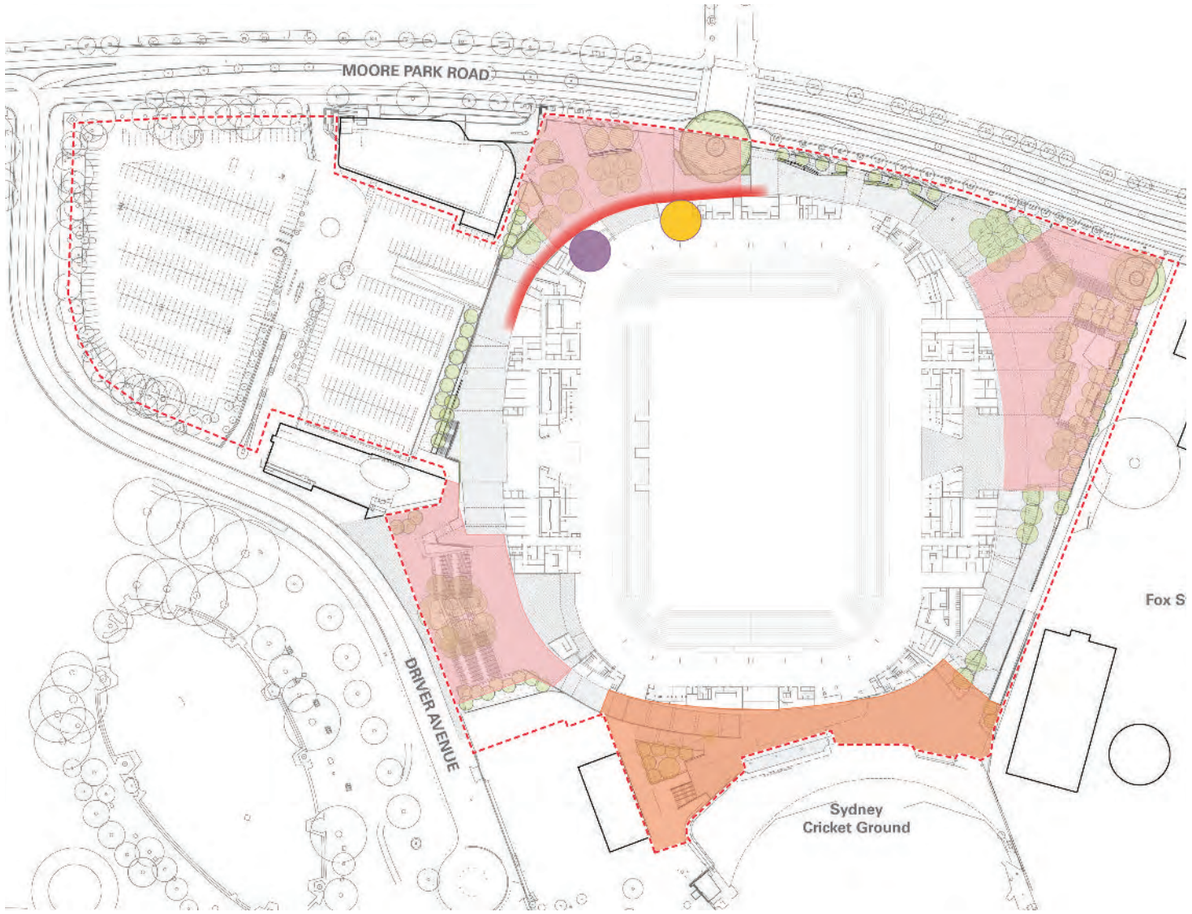

Figure 89: Activation Stage 2 DA

- Site Boundary
- Active frontages
- Event zone
- Event day activation area
- Event & day-to-day activation area
- Heritage wall (barrier)
- Site Boundary
- Active frontages
- Event day activation
- Cafe
- Stadium store
- Event day to day activation area

0 20 40 80

Consistency with Stage 1 DA Urban Design Guidelines

Principles	Response
Provide wayfinding and signage that supports a seamless transition into and through the stadium precinct and encourages use of the stadium	Wayfinding and signage will be incorporated throughout the public domain to support a seamless transition of the public from the surrounding neighbourhoods into and within the site, encouraging the use of the stadium. This is covered in the Wayfinding and Signage Strategy prepared by Urban Public and Aspect Studios.
Search for opportunities to engage with, interpret and integrate the history of the site into the design	The stadium site has a rich, layered history which will be celebrated within the public domain of the stadium. Refer to Heritage Interpretation Plan prepared by Curio Projects and Landscape Report prepared by Aspect Studios.

Figure 90: Wayfinding, Signage and Interpretation (Source: SJB)

Guidelines	Response
Reinforce clear wayfinding and signage that supports in a clean and legible manner, seamless transition for the public from the surrounds into and with the site	Wayfinding and signage will be incorporated throughout the public domain to support a seamless transition of the public from the surrounding neighbourhoods into and within the site, encouraging the use of the stadium. This is covered in the Wayfinding and Signage Strategy prepared by Urban Public and Aspect Studios.
Reduce visual obstructions at key site access points	Visual obstructions are kept to a minimum at key site access points. Refer to Access and Circulation in Chapter 3 and Landscape Report prepared by Aspect Studios.
Consider the speed of entry and visual obstructions that might impact the effectiveness of wayfinding during events	Impacts to the effectiveness of wayfinding during events have been reviewed. Refer to the Wayfinding and Signage Strategy prepared by Urban Public and Aspect Studios.
Integrate an understanding of the site's history into material choices	A selection of materials for the podium and public domain, including brick, have been used to reference the site's history. Refer to Materials within Chapter 3, Heritage Interpretation Plan prepared by Curio Projects and Landscape Report prepared by Aspect Studios.

Architectural Expression

Design Excellence

Principles	Response
Design a high quality stadium that will satisfies the complex highly functional requirements of a Tier 1 stadium as well as create a unique and distinctive destination which responds to its setting amongst Moore Park, Paddington and the SCG.	The high-quality design of the stadium satisfies the highly functional requirements of a Tier 1 stadium (in terms of capacity, being a multi-use venue, it's ability to host international and state competitions/events and concerts, amenity, comfort, safety and accessibility) as well as creating a unique and distinctive destination which responds to the setting amongst Moore Park, Paddington and the SCG. Refer to Architectural Design in Chapter 3.

Guidelines	Response
Follow the strategy set out in the SFS Design Excellence Strategy	The strategy set out in the SFS design Excellence Strategy has been followed in the Stage 2 DA process. Refer to Design Integrity Assessment Report prepared by Infrastructure NSW.
Engage with Better Placed - An Integrated Design Policy for the Built Environment of New South Wales, Government Architect NSW during the design process	The design process has incorporated the objectives set within 'Better Placed'.

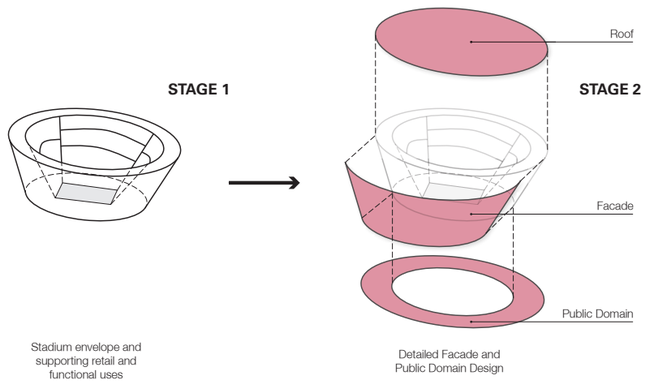

Figure 91: Architectural Expression (Source: SJB)

Key Views

Principles	Response
The stadium should be designed to be viewed in the round, from multiple locations and heights.	The stadium has been designed to provide a distinctive skyline and be considered from multiple locations, including key approaches, and heights. Key views of the development have been considered in a separate Visual Impact Assessment report.

Guidelines	Response
Orient unique design features to key pedestrian approaches from the surrounds	The crafted façade has been designed from the "outside-in" allowing it to respond both internally and externally to the program of uses behind the façade. The façade also opens to accentuate public space. Refer to Architectural Design in Chapter 3.
Consider the interpretation of the site while in motion past the site from surrounding roads, specifically from Moore Park Road	The sculptural ribbon façade has been designed acknowledging that it will be appreciated from moving traffic, specifically along Moore Park Road. Refer to Artist's Impression on the Chapter 4 cover page.

Consistency with Stage 1 DA Urban Design Guidelines

Materiality & Lighting

Principles	Response
Select materials that contribute to the distinctive design of the stadium and reinforce the unique destinational characteristics of the Sydney Cricket and Sports Ground	At the podium level a recessive brick elevation allows for contextual approach to material choice to reinforce the relationship with the Sydney Cricket and Sports Ground. Refer to Materials in Chapter 3.
Incorporate stadium lighting into the form of the stadium	Stadium lighting is incorporated into the form of the stadium. Sports lighting will be specifically focussed on the pitch to accommodate a range of sporting and event activities. LED lights will be used for feature lighting and house lighting. Refer to Detailing in Chapter 3.

Guidelines	Response
Engage with the opportunity to use innovative materials that contribute to the distinctive design of the stadium and contribute to the unique nature of the destination	Innovative materials and innovative design techniques are being used in the design of the stadium, especially the roof. The roof will be a showcase of efficient use of common construction materials which has contributed to a significant reduction of its profile. Refer to Architectural Design and Roof Design in Chapter 3.
Understand the material palette of the surrounding area	The material palette of the surrounding area - including brick, coloured render, steel and glass - have been utlised in the stadium design.
Utilise responsive facades to support flexible branding, advertising and wayfinding opportunities. Responsive facades should be oriented to key pedestrian approaches to the site.	The façade design creates a sculptural ribbon façade which blends the best aspects of technology, engineering and art. The materiality and form of the façade responds to its immediate context and accentuates key pedestrian approaches to the stadium. Refer to Architectural Design in Chapter 3.
Consider the use of recycled, light or reflective materials, and materials of low embodied energy to support sustainability goals for the project	Materiality selection and fabrication of the components within the Roof, Façade and Public Realm are key to achieving a lower embodied energy level. The project will look to maximise the use of locally sourced sustainable material which has a significant life cycle and minimal travel distance. By reducing the overall travel distances of the material and fabricated components with local suppliers, in-lieu of international options, the embodied energy or carbon footprint will be substantially reduced. Refer to ESD Principles in Chapter 3 and the Environmentally Sustainable Design Strategy prepared by LCI
Minimise the visual impact of materials, including reflections off light coloured or high gloss materials and light spill from responsive facades on residential uses to the north	The facades on the northern frontage of the stadium have been designed to minimise the visual impact on residential uses to the north through utilising materials horizontally and stepping down the perceived massing. Non-reflective materials are proposed.
Explore the opportunity for materials to draw from the cultural and heritage significance of the site and surrounds	At the podium level a recessive brick elevation allows for contextual approach to material choice, referencing its neighbours and providing appropriate respect and sensitivity with colour, texture and scale. Refer to Materials in Chapter 3.
Design the building facade to be understood and interpreted from a distance and up-close, considering both the visual and tactile qualities of the material	The dynamic louvred façade that wraps the stadium looks like a sculptural ribbon from a distance. While up-close the bronze aluminium louvres offer permeability and select views into and out of the stadium. Refer to Materials in Chapter 3.

Cultural and Heritage Significance

Principles	Response
Respect the cultural and heritage significance of the site and surrounds by embedding visible and legible interpretations of the site's rich history into the design of the stadium and public domain.	The stadium site has a rich, layered history which will be celebrated within the design of the stadium and the public domain. There are numerous opportunities for heritage interpretation that are engaging and relevant to contemporary society. Refer to Heritage Interpretation Plan prepared by Curio Projects and Landscape Report prepared by Aspect Studios.

Guidelines	Response
Apply a multi-layered approach to interpretation that enhances significant historic elements and view lines, and results in a digital and physical overlays that fit within the overall aesthetic and uses of the SFS	A multi-layered approach to interpretation has been adopted that results in digital and physical overlays within the landscape design and fabric choice of the stadium, public art, digital opportunities, interpretative inlays and inclusion in heritage trails. Refer to Heritage Interpretation Plan prepared by Curio Projects and Landscape Report prepared by Aspect Studios.
Extend the sporting legacy of the site into the public domain through the provision of spaces and infrastructure for fitness and sporting uses	The sporting legacy of the site has extended into the public domain particularly adjacent Paddington Lane where a new flexible community sporting precinct has been created which can facilitate community-based sporting and play activities on a daily basis. Refer to Landscape Report prepared by Aspect Studios.
Where items of heritage significance are uncovered or exposed, opportunities to retain those items on-site or create new interpretation opportunities should be explored	The site planning and public domain design of the SFS redevelopment does not preclude creating new interpretation opportunities if/ when items of heritage significance are uncovered or exposed.

Figure 92: Example of Interpretive Inlay within Floors

Figure 93: Example of Interpretive Inlay within Walls

Figure 94: Existing Public Art on Site

Figure 95: Existing Public Art on Site

Consistency with Stage 1 DA Urban Design Guidelines

Sustainability

Principles	Response
Minimise greenhouse gas emissions from operational energy consumption, on site emissions and transport to and from the site	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: ▪ In general, maximise operational energy efficiency and limiting overall greenhouse gas emissions ▪ High efficiency HVAC plant ▪ Provision of on-site photovoltaic array
Minimise consumption of natural resources such as water and materials	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: ▪ In general, minimising the impact on the environment during both construction and operational phases ▪ In general, minimising construction and demolition waste ▪ 90% of all demolition and construction waste will be diverted from landfill for recycling
Maximising biodiversity on site through selection of native vegetation	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: ▪ 95% of new vegetation must be native to the local bioregion The Planting Strategy within the Landscape Report by Aspect Studios outlines the selection of native vegetation to be used across the site.
Work towards true social sustainability	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: An ESD Management Plan will be developed and implemented which address the following issues: ▪ Promotion of social diversity within the Stadium ▪ Modern slavery within the supply chain ▪ Community engagement

Guidelines	Response
Contribute to the biodiversity of the site and surrounds through maximising native and endemic vegetation	The Planting Strategy within the Landscape Report by Aspect Studios outlines the selection of native vegetation to be used across the site.
Utilise recycled materials or materials with low embodied energy throughout the stadium and public domain	Potential to use recycled concrete and internal finishes that have low-emodied energy.
Incorporate resilient and robust design features and materials that will require limited maintenance or replacement and extend the life-span of the stadium	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: ▪ In general, minimising the impact on the environment during both construction and operational phases
Engage water sensitive design principles to manage stormwater and overland flow through the site. Explore opportunities to harvest and treat water on-site for reuse or release.	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: ▪ Stormwater peak event discharge to not exceed pre development levels ▪ Stormwater pollution targets
Maximise elements that reduce the heat island effect. These include light coloured surface finishes, vegetation, shading, water bodies and open-grid paving systems.	The sustainable design principles proposed for the SFSR within the ESD Strategy prepared by LCI Consultants include: ▪ Heat Island Effect to be minimised through a light-coloured roof and paving, landscaping and shaded areas

Guidelines	Response
Encourage sustainable patron behaviour by promoting opportunities for recycling, healthy lifestyle options and fitness uses and making visible the environmental principles of the stadium	The SFS will be promoting many ESD initiatives which will encourage participation and reduce the footprint of the stadium within the precinct. The 'activity park area' in Busby's Corner promotes healthy lifestyle options and fitness uses on non-event days.
Encourage use of the SFS day-to-day by the general public through the provision of spaces and facilities to support passive recreation, fitness, exercise and activation	The new public realm concourse not only provides for pedestrian movement paths that enhance the event day experience but also provides complementary outdoor spaces that support the day-to-day use of the precinct. These outdoor spaces have different characters and support a range of activities including passive recreation, fitness, exercise and activation. Refer to the Master Plan, Architectural Design, Modes of Operation and Access and Circulation sections in Chapter 3. For further information refer to the Landscape Report prepared by Aspect Studios.
Create an inviting public domain that fully integrates into its surrounds and facilitates increased accessibility to active and public transport infrastructure including Moore Park Light Rail Stop and the proposed cycleway along Moore Park Road	The new public realm concourse and open space integrate the stadium into the natural environment and it's unique historic setting. The stadium site allows for a seamless transition of pedestrians from the surrounding suburbs and Moore Park into the SFS. Refer to the Master Plan, Architectural Design, Modes of Operation and Access and Circulation sections in Chapter 3. For further information refer to the Landscape Report prepared by Aspect Studios.
Maximise energy efficiency, exploring opportunities for on-site energy production	The stadium design allows for the provision of an on-site photovoltaic array. Refer to ESD Strategy prepared by LCI Consultants.

Sydney Green

Low Embodied Energy

Vegetation

Energy

Water

Transport


Wallabies
STADIUM

Stage 1 Consent Conditions Checklist

Stage 1 Consent Conditions Checklist

Conditions Checklist

Condition Number	Condition	Section in Report
C1	The future development application must demonstrate design excellence having regard to the following matters:	N/A
C1a	a high standard of architectural design, materials and detailing appropriate to the building type and location;	Chapter 3, pages 22-25 See also 'Design Integrity Assessment Report' prepared by Infrastructure NSW
C1b	the form and external appearance of the proposed development to improve the quality and amenity of the public domain;	Chapter 3, pages 20-25, 28, 31 See also 'Design Integrity Assessment Report' prepared by Infrastructure NSW
C1c	how the proposed development addresses the following matters:	N/A
C1c (i)	any heritage and archaeological issues and streetscape constraints or opportunities;	Chapter 3, page 30 See also- Heritage Impact Statement, Archaeological Assessment and Aboriginal Cultural Heritage Management Plan prepared by Curio Projects.
C1c ii)	an increased appreciation and integration of heritage values of the site into the design and operation of the development;	Chapter 3, page 30 See also- Heritage Impact Statement, Archaeological Assessment and Aboriginal Cultural Heritage Management Plan prepared by Curio Projects.
C1c (iii)	the bulk, massing and modulation of buildings within the approved envelope including street frontage heights	Chapter 3, pages 26-27
C1c(iv)	environmental impacts such as acoustic privacy, solar access to adjoining buildings and public spaces, noise, wind impacts on surrounding areas and reflectivity;	Chapter 3, page 31 See also- Noise Impact Assessment prepared by Arup; Wind Impact Assessment prepared by Arup; Reflectivity Statement prepared by Prism Facades.
C1c(v)	the achievement of the principles of ecologically sustainable development;	Chapter 3, page 34 See also- Environmentally Sustainable Design Strategy prepared by LCI

Condition Number	Condition	Section in Report
C1c(vi)	pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network;	Chapter 3, pages 35-41 See also- Transport Impact Assessment prepared by Arup
C1c(vii)	the impact on, and any proposed improvements to, the public domain;	See Landscape Report prepared by Aspect Studios
C1c(viii)	achieving appropriate interfaces at ground level between the building and the public domain;	Chapter 3, page 28 See also- Landscape Report prepared by Aspect Studios
C1c(ix)	innovation in design and delivery;	Chapter 3, page 29
C1c(x)	future proofing the development so that it can adapt to foreseeable changes in events, patronage, transport, access etc; and	Chapter 3, page 29
C1c(xi)	excellence and integration of landscape design.	See Landscape Report prepared by Aspect Studios
C4	The future development application must include artist's perspectives and photomontages.	Front cover, pages 4-5, 18-19, 54-55
C5	The building envelope of the stadium proposed in the future development application must be consistent with the approved plans listed in Schedule 2, condition A2.	Chapter 3, pages 26-27
C6	The building envelope of the stadium proposed as part of the future development application is restricted to a maximum height of RL 85m Australian Height Datum (AHD) and a maximum depth of RL 39.3m AHD.	Chapter 3, pages 26-28
C14	The future development application must be supported by solar access diagrams to address whether adequate solar access is provided, between 9am and 3pm during winter solstice, to the SCG playing field (immediately south of the proposed building footprint) and all other adjoining buildings including the public open spaces adjoining the site at Moore Park.	Chapter 3, pages 42-53

Appendices

Architectural Drawings

1. A11.01_EXISTING PRECINCT SITE PLAN_A
2. A11.02_LOCATION PLAN_A
3. A11.03_EXISTING SITE SURVEY_A
4. A11.07_SITE PLAN_A
5. A11.09_SECTION AND ELEVATION KEY PLAN_A
6. A13.L0.01_FLOOR PLAN BASEMENT LEVEL_A
7. A13.L1.02_FLOOR PLAN LEVEL 1 (GA CONCOURSE LEVEL)_A
8. A13.L1M.03_FLOOR PLAN LEVEL 1 (CONCOURSE MEZZANINE PLAN)_A
9. A13.L2.04_FLOOR PLAN LEVEL 2_A
10. A13.L3.05_FLOOR PLAN LEVEL 3_A
11. A13.L4.06_FLOOR PLAN LEVEL 4_A
12. A13.L5.06_GREEN ROOF PLAN_A
13. A13.RL.08_ROOF PLAN_A
14. A30.EW.01_EAST AND WEST ELEVATIONS_A
15. A30.NS.01_NORTH AND SOUTH ELEVATIONS_A
16. A40.00.01_GENERAL SECTIONS - GA_A

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