



THE PADDINGTON SOCIETY Inc.
For Community and Heritage
Est 1964

Karen Harragon,
Director, Social and Other Infrastructure Assessments
Dept of Planning and Environment
20 August 2020

**Re: Sydney Football Stadium Stage 2 Modification 2 – Stadium Members Facilities
40-44 Driver Avenue Moore Park SSD-9835-Mod 2**

Dear Karen,

The Paddington Society welcomes this opportunity to submit our comments on the Stadium Members Facilities at Moore Park. We have the following objections:

1. Impact on Driver Avenue and Moore Park

One of the Society's objectives is *To preserve existing open spaces and expand these for the health and enjoyment of our community.*

Moore Park is a green public asset of heritage and environmental significance, and its parkland value needs to be respected.

The proposed facilities are a substantial development on public land, entirely for the private benefit of members and the SCGSGT, but they impact on the public domain of Moore Park East and the Driver Avenue streetscape, with their 15m high building envelope, mostly without a setback to Driver Avenue. These facilities are an expansion on the previous Fitness Centre, which was largely single storey, though it's not clear how much bigger, and they include a new rooftop function space for up to 100 people. All this adds bulk and visual impact on the parkland surrounds.

The lack of a masterplan for the SCGSGT - managed land shows a lack of duty of care by the Trust for this land - buildings are erected piecemeal with no overall urban design guidelines such as heights, setbacks, landscaping (results of this are seen in the previous poor buildings built on Moore Park Rd) - this facility is just the next building to come along, with no overall vision. Also, the proposal is silent on where facilities displaced by it – cricket, tennis and BBQ facilities, will go - so that the community is concerned that there are more modifications to come. There seems to be little recognition of the need to sensitively interface with the heritage context of the Trust-managed lands.

The proposal looks too high, top heavy and cluttered from many viewpoints, with a substantial 'pergola' structure on the top floor and heavy fascia elements at all levels, and brings more building bulk forward to viewers from Moore Park, and even detracts from the appreciation of the geometric Stadium shape. The proposal does not fulfil the stated design concept of the building as being a 'modest pavilion' 'predominately 1 storey in height' 'largely screened from Driver Avenue by the existing brick wall' (refer to Planning Statement and Architectural Design Statement).

The design would be improved, and be closer to the concept, by removing the top 'pergola' structure (there is a terrace below which can be used for functions), by setting the 2nd Concourse Level floor well back from Driver Avenue edge, to make it visually recessive, by lowering floor to floor heights

(currently 6m, 4.5m, 4.5m), and by planting out the entire roof for stormwater reduction and visual amenity when looking across from Moore Park and down from the main Stadium.

2. **The removal of part of the brick wall on Driver Avenue** is unfortunate from a heritage viewpoint , and it seems there were no alternatives explored. A successful reconstruction of the wall as a contemporary contrast will be very dependent on the details, and there should be a heritage oversight of this detail at a later stage.

The Paddington Society declares it has not made any reportable political donations in the previous two years.

Yours faithfully

A handwritten signature in black ink, appearing to read 'W Mrongovius', is written over a light blue rectangular background.

**Will Mrongovius,
President The Paddington Society**

Per Linda Gosling,
Executive Committee The Paddington Society