

24 August 2020

Our Ref: R/2019/2/D
File No: 2020/362145
Your Ref: SSD 9835 – MOD 2

Rebecca Sommer
Principal Planning Officer
Department of Planning, Industry and Environment

By Planning Portal

Dear Rebecca

Request for Advice – Modification 2 Stadium Members Facilities – Sydney Football Stadium (SSD 9835)

Thank you for your correspondence of requesting comment on the modification application for the Sydney Football Stadium (SFS) Stage 2 development. The proposal involves the detailed design, construction and operation of new Stadium Fitness Facilities for Trust Members.

The City maintains the long-held view that public land at Moore Park should be preserved for public uses. It is disappointing that the proposal, which seeks to extend the approved stadium boundaries for private members' facilities will not benefit the local community more broadly.

Notwithstanding the above, the City makes the following comments for your consideration:

1. Urban Design

The design has been through the required Design Integrity Panel process and the Panel minutes submitted with the application indicate that the architects were to explore retractable awnings on the fitness facility roof. There appears to be no retractable awnings on the documentation. It is unclear as to why these have not been included and not discussed in the Architectural Design Statement. Given the roof area would accommodate approximately 80-100 people, appropriate sun shading and weather protection structures are critical. It is recommended that further information regarding retractable awnings be explored, as suggested by the Panel.

The Sustainability discussion within the submitted Architectural Design Statement outlines that the heat island effect will be minimised through a light-coloured roof and paving, landscaping and shaded areas. The architectural and landscape documentation make no reference to detailed materials and finishes, which reflect the stated commitments. It is recommended that a condition requiring light coloured roofing and paving to the Stadium Fitness Facility and its surrounding landscaped areas be imposed to assist in minimising the heat island effect.

2. Heritage

The Stadium Fitness Facility is to be located to the north of the Gate A entrance to the Sydney Cricket Ground at the end the existing brick wall to Driver Avenue. There will be some demolition of this wall, construction of a new wall and relocation of the Arthur Morris Gates, which will allow for a separation between the old and new walls.

There will be some physical impact to the fabric of the northern section of the Driver Avenue boundary wall, with partial demolition, relocation of the 2015 Arthur Morris Gates, and construction of a new section of brick wall. The changes are proposed to integrate the facility to the wider site. Whilst this wall has been altered overtime it has retained its overall form, general alignment defining the SCG and SFS site, and its red brick character, which reflects the strong identity of Driver Avenue.

According to the Heritage Impact Statement, the new wall would follow the same scale and rhythm of 'pier and bay' using similar bricks, but this does not appear to be detailed in the submitted documentation. Therefore, it is recommended that conditions of consent be imposed requiring detailed drawings at a scale of 1:20 or 1:50 of the design of the new boundary wall adjoining the relocated gate, including the brick detailing and piers, with input from the applicant's heritage consultant. A detailed schedule of external material finishes and colours, which include the type and colour of bricks to be used in the brick boundary wall, should be submitted and is to be similar in colour and detailing to that in the retained section of the existing wall.

It is also advised that the recommendations made in relation to archaeology in the Addendum Heritage Impact Statement prepared by Curio Projects be endorsed.

3. Traffic and Transport

The submitted Traffic Impact Statement, prepared by JMT Consulting, suggests that there will be an additional 45 vehicles generated by the development per hour during weekday peak hours to that already considered under the SFS development application. The submitted intersection modelling shows that this generated traffic could be accommodated within the streets without compromising the intersection performance and Level of Service (LoS) significantly. However, as previously mentioned for the SFS application with respect to the capacity and frequency of events, the precinct and adjacent road network would experience traffic congestion more frequently.

A stronger commitment from the proponent is required to proactively reduce reliance on private vehicle use and the on-site car parking provisions to achieve the sustainable transport outcome of the overall SFS site.

The proposal does not include any bicycle spaces and is proposed to use the 150 bicycle spaces approved for the SFS application. This new facility would have a cafe with 250 people capacity and approximately 500 people at any single time. Therefore, it is recommended that at least 5% of the required bicycle and facilities be provided. This equates to approximately 25 bicycle parking spaces, 5 showers and change area and 30 lockers to be provided as part of the development's end of trip facilities.

With infrastructure recently installed by the State Government and City of Sydney Council to make cycling and walking into the city safer and more convenient, it is expected that a more concerted effort to promote sustainable transport would be made by the proponent.

The Traffic Statement suggests that the management of loading and servicing would be developed and integrated with the SFS loading and service management plan, which is acceptable to the City. Therefore, a condition of consent should be recommended to this effect.

4. Environmentally Sustainable Design (ESD)

To maximise the overall environmental performance of the development, Australian contemporary standards should be employed.

With respect to water efficient fixtures and fittings, the installation of 3 stars rated shower heads with flow rates of 6 LPM under the Australian WELS rating scheme would minimise the development's water usage.

Management regimes should also be considered for the use and operation of the outdoor pool so as to prevent water loss from evaporation. A simple measure of applying an outdoor pool cover overnight and when not in use would assist with water saving.

The submitted ESD report states that captured rainwater is to be used for toilet flushing, irrigation and wash down. The City considers that 'in-building' use for toilet flushing and swimming pool top up to be the most valuable water uses to substitute potable and non potable supply.

Further, the ESD report specifies that the increased energy consumption of the new fitness facility will be further investigated to utilise the Stadium's on-site photovoltaic energy production to offset its own energy consumption. The DPIE must ensure that a condition of consent be imposed to require the final capacity and location of the collective photovoltaic system consider the energy consumption generated by the new fitness facility.

Should you wish to speak with a Council officer about the above, please contact Reinah Urqueza, Specialist Planner, on 9265 9333 or at rurqueza@cityofsydney.nsw.gov.au

Yours sincerely,



Graham Jahn AM
Director
 City Planning | Development | Transport