

SYDNEY FOOTBALL STADIUM REDEVELOPMENT

STATE SIGNIFICANT DEVELOPMENT APPLICATION

Concept Proposal and Stage 1 Demolition

SSDA 9249

APPENDIX C:

**Urban Design Guidelines (including Landscape Concept Plan,
Shadow Diagrams, Concept Envelope Plans, Stage 1 Demolition
Plan, and Public Art Strategy)**



Sydney Football Stadium

Urban Design Guidelines

Prepared for
Infrastructure NSW

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Executive Summary

SJB has been engaged by Infrastructure NSW to prepare Urban Design Guidelines which set out qualitative and quantitative criteria for the design of new Sydney Football Stadium (SFS). The Urban Design Guidelines will be included as part of the Environmental Impact Statement for the stadium redevelopment.

At an urban scale, the SFS redevelopment affords the opportunity to once again give open space back to the public, similarly to when the Sydney Common was returned to the public with the 1988 opening of the original SFS. This will enhance permeability through inner eastern Sydney and supporting better utilisation of open space, recreational and leisure infrastructure. The Urban Design Guidelines also consider provision of potential future connections which which could unify Moore Park, Fox Studios, Entertainment Quarter and Sydney Cricket and Sports Ground Land into a larger sports, health and recreation precinct today and in the future.

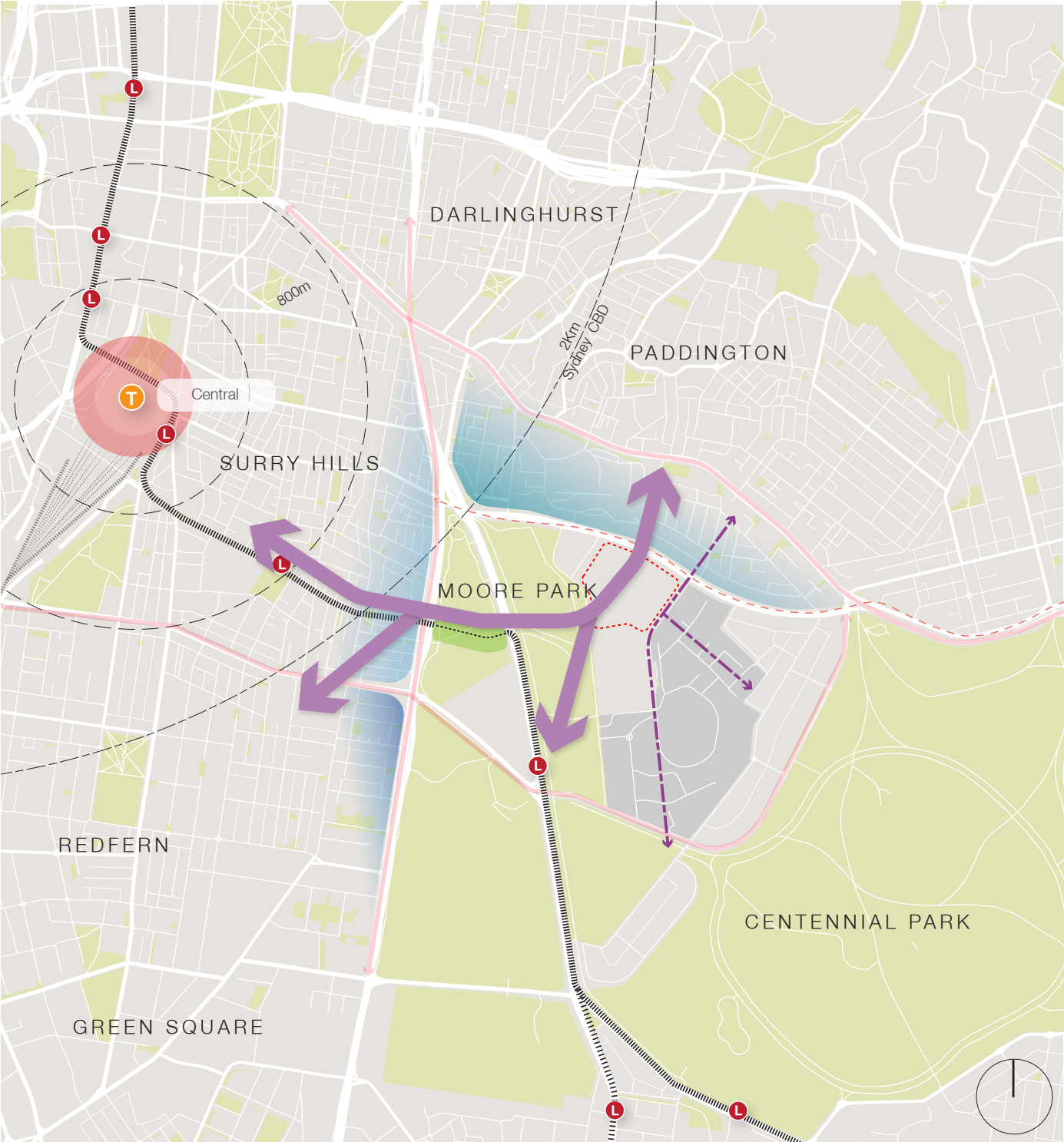
The SFS was completed in 1988 and is a significant component of the sports precinct that comprises the Sydney Cricket and Sports Ground. Following the release of the NSW Stadia Strategy 2012, the Sydney Cricket and Sports Ground Trust (Trust) undertook master planning culminating in the 2015 Preliminary Sydney Cricket Ground Master Plan. This Master Plan defines the context for future redevelopment of the SCG, SFS and related sports infrastructure to ensure that the precinct continues to meet the needs and expectations of visitors and tenants in the future.

In a competitive rectangular stadium landscape nationally, the existing Sydney Football Stadium is now facing serious commercial and operational challenges in remaining relevant and competitive for existing and future hirers and patrons. Owing to the age of SFS, there are a number of deficiencies in the provision of quality facilities required for the SFS to function as a modern and competitive Tier 1 stadium.

On 24 November 2017, the NSW Premier announced the SFS redevelopment which will include the Tier 1 stadium to meet future requirements. Redevelopment of the SFS will also assist in the realisation of the Master Plan Principles to:

- Create a flexible venue suitable for sports, e-sports and major events alike;
- Include technology for the future;
- Create a venue for the growth of men’s women’s elite sport as well as the ability to adapt to new sports and the rise of e-sports;
- Create a publicly accessible entertainment and recreational facility;
- Create a stadium integrated with its surrounds including Centennial and Moore Parks and the surrounding residential business areas; and
- Create a sustainable future.

The SFS redevelopment will deliver a new stadium with up to 45,000 seats through a range of seating and facilities. The stadium will include state of the art technology with digital screens to improve the fan experience. Sightlights are to be improved and facilities including catering, public amenities and accessibility will be designed to service current and future needs, creating a world-class customer experience.



Executive Summary

Guideline Structure

<div>1</div> <div>Introduction</div>	<div>2</div> <div>Strategic Review</div>	<div>3</div> <div>Site Analysis</div>	<div>4</div> <div>Design Excellence</div>
<div>Setting the parameters, outlining the context and understanding place</div> <div>The Introduction outlines the context, scope and parameters of the SFS redevelopment. It explores the spaces around the project site and the elements that formulate public understanding of the SFS.</div>	<div>Understanding visions for the site and surrounds</div> <div>The strategic review features an analysis of vision and strategic documents published by key stakeholders to identify any shared regional goals or principles which could be considered and embedded in the design of the SFS. An understanding of these principles provides the opportunity for future integration and leveraging of proposed infrastructure, collaboration with stakeholders and the provision of complimentary uses/spaces on-site.</div>	<div>Exploring the site and its context</div> <div>The site analysis includes a rigorous exploration into the site and surrounding context in order to create a strong foundation for designing for the site. Conditions created on event and day-to-day have been included in this analysis</div>	<div>Ensuring good design and high quality spaces are at the heart of the project</div> <div>The demonstration of design excellence throughout the SFS design is important in ensuring the delivery of a well considered, resilient and high quality stadium which meets the current needs of the community while also ensuring better spaces and infrastructure for future generations.</div> <div>The objectives, expectations and principles of <i>Better Placed</i>, the <i>Draft Urban Design Guide</i> and <i>Greener Places</i>, produced by the Government Architect of NSW have been outlined in this chapter and will inform the design of the SFS and its surrounding public domain.</div>

5

Project Vision + Design Principles

Establishing the overarching goals for the future of the stadium and precinct

The Project Vision captures key themes arising from consultation with the Sydney Cricket and Sports Ground Trust, Centennial Parklands and Moore Park Trust, community stakeholders and Infrastructure NSW.

6

Benchmarking + Concepts

Highlighting best practice examples and key concepts

The purpose of benchmarking is to highlight “best practice” examples of stadiums and venues (both nationally and internationally), international standards and consultant input to establish a qualitative and quantitative framework for the design of the stadium, public domain and open space, access and movement and treatment of environmental factors including heritage, flooding and ESD considerations.

7

Strategies

Built Form, Public Domain and Public Art Strategies

Built Form, Public Domain and Public Art Strategies have been formulated to establish the approach to these three component within the SFS redevelopment. They have been created with an understanding that no component of the project can be addressed purely in isolation. A holistic understanding of the site’s opportunities and constraints coupled with a consistent design-led approach to the stadium will provide the best design outcome for the community.

8

Guidelines

Qualitative and quantitative criteria

Based on the concepts outlined in Chapter 6, the guidelines set up qualitative and quantitative criteria for the SFS. The guidelines utilise the SFS reference design to inform a more detailed and considered understanding of the future urban design outcomes of the site.

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Introduction

1.1 Regional Context

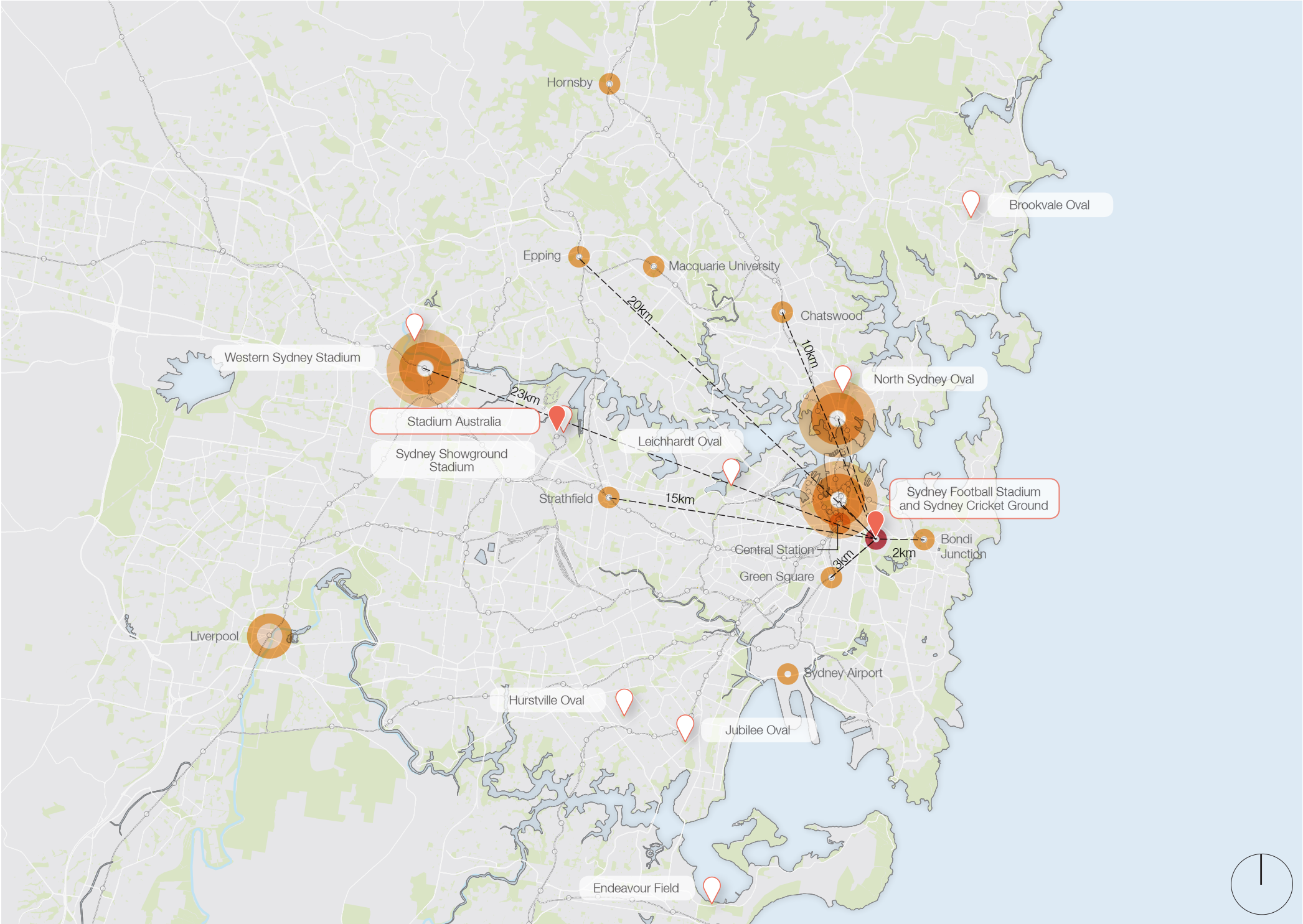
The Sydney Football Stadium (SFS) is located in Sydney's inner suburbs, within 3.5km of Sydney GPO, 6km from Sydney Airport and 1.8km from Central Station. It forms part of a regional sporting and recreational precinct that includes the Sydney Football Stadium, Sydney Cricket Ground (SCG) and 300 hectares of Centennial and Moore Park parkland.

Located alongside the Sydney Cricket Ground, it forms part of the only dual Tier 1 stadium precinct in NSW. The third and only other Tier 1 stadium in NSW is Stadium Australia in Sydney Olympic Park. These stadia form part of a wider network, which are key to catering for international, national, local and community events and enhancing the vibrancy of communities across NSW.

The NSW Stadia Strategy 2012 (NSW Office of Communities), outlines a series of seven stadia that includes the SFS to be targeted for more focused investment to improve facilities, financial and community returns through increased utilisation, improved venues for players and spectators, provision for all NSW sporting organisations.

Key

- Major Centre
- Local Centre
- Open Space
- Tier 1 Stadia (NSW Stadia Strategy 2012)
- Tier 2 Stadia (NSW Stadia Strategy 2012)



Regional Context

Introduction

1.2 Urban Context

The SFS is located to the east of Surry Hills and Moore Park, south of Paddington, west of Centennial Park and north of the Entertainment Quarter (EQ) and Fox Studios. It is located on a site that includes the Sydney Cricket Ground, on land dedicated under the Crown Lands Act 1989 for public recreation. The care, control and management of that land is entrusted to the Sydney Cricket and Sports Ground Trust (SCG Trust) as outlined in the Sydney Cricket and Sports Ground Act 1978.

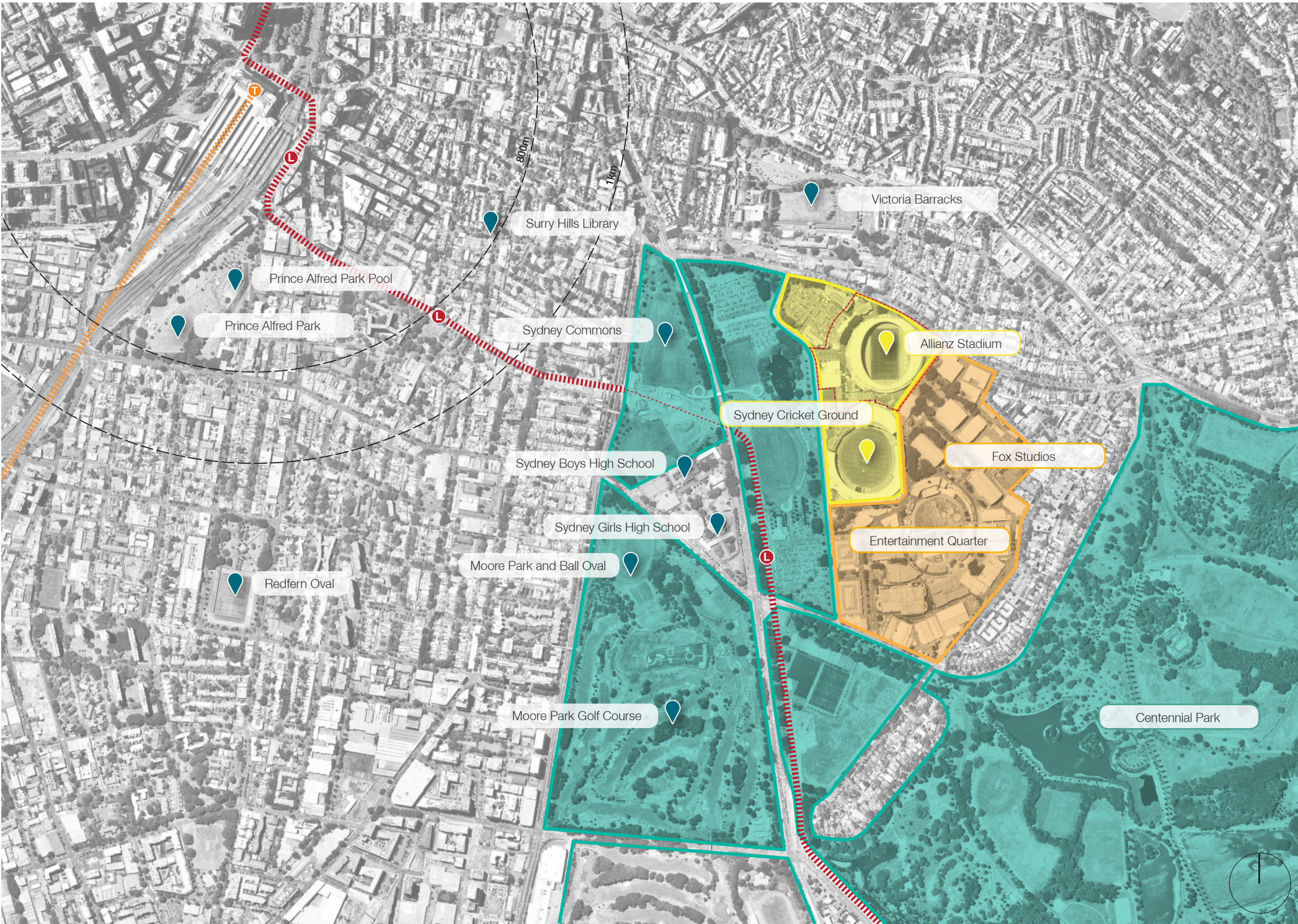
The site is well serviced by public transport with bus routes extending along a number of arterial roads within close proximity of the site.

A new light rail extension connecting Circular Quay to Randwick runs through Moore Park with a new stop to be located to the west of the Entertainment Quarter.

The new South East Light Rail, now in construction, is a major public infrastructure connecting the site to the surrounding urban context through Moore Park Light Rail Stop. Central Station is located at 1.8 km distance from the site, equal to approximately 25 mins walk.

Key

- Site Boundary
- SCG Trust Land
- Entertainment Quarter and Fox Studios
- Centennial Parklands and Moore Park Trust Land
- Light Rail
- Heavy Rail
- Landmarks



Urban Context

Introduction

1.3 Precinct Context

Located on SCG Trust lands alongside the SFS and SCG are a number of associated sporting, education, health and fitness uses which activate the precinct day-to-day. Sporting codes including Rugby League, Rugby Union and AFL also utilise the high performance fields in Moore Park East for training.

Moore Park East is also utilised for at-grade event car parking for the SFS and SCG raising revenue for the upkeep of the parkland. This is planned to be phased out under the *Moore Park Master Plan 2040*.

Items within the SCGT Boundary

- 1. MP1 Carpark
- 2. Rugby Australia
- 3. The Sheridan Centre
- 4. National Rugby League (NRL) Headquarters
- 5. Sydney Roosters
- 6. Allianz Stadium Forecourt
- 7. Stadium Store
- 8. Allianz Stadium
- 9. Moore Park Road Entrance
- 10. Paddington Lane
- 11. Venue Services
- 12. Cricket NSW
- 13. The Stadium Club
- 14. Cricket NSW Outdoor Wickets
- 15. Tennis Courts/Flexible event spaces
- 16. Back of House servicing zone for Allianz Stadium
- 17. Tennis Courts
- 18. Sydney Cricket Ground Members Gate
- 19. Heritage Stand
- 20. Sydney Cricket Ground

Items outside the SCGT Boundary

- 1. Moore Park West
- 2. Moore Park East
- 3. Victoria Barracks
- 4. Tibby Cotter Walkway
- 5. Kippax Lake Field
- 6. Kippax Lake
- 7. Tramway Oval Field
- 8. Bus Loop and Bus Stops
- 9. Driver Avenue
- 10. Imperial Hotel
- 11. Fox Studios
- 12. Entertainment Quarter and Moore Park Showground Clock Tower



Precinct Context

Introduction

1.4 Site Context

The SFS project site is located in the northern portion of Sydney Cricket and Sports Ground Trust land and includes the land currently occupied by the Sydney Football Stadium, Sheridan Centre, Sydney Roosters Headquarters, Cricket NSW, Indoor Cricket Wickets and the MP1 Carpark. Buildings currently within the site will be demolished. During construction, MP1 will be utilised as a construction staging area and retained as a carpark after construction.

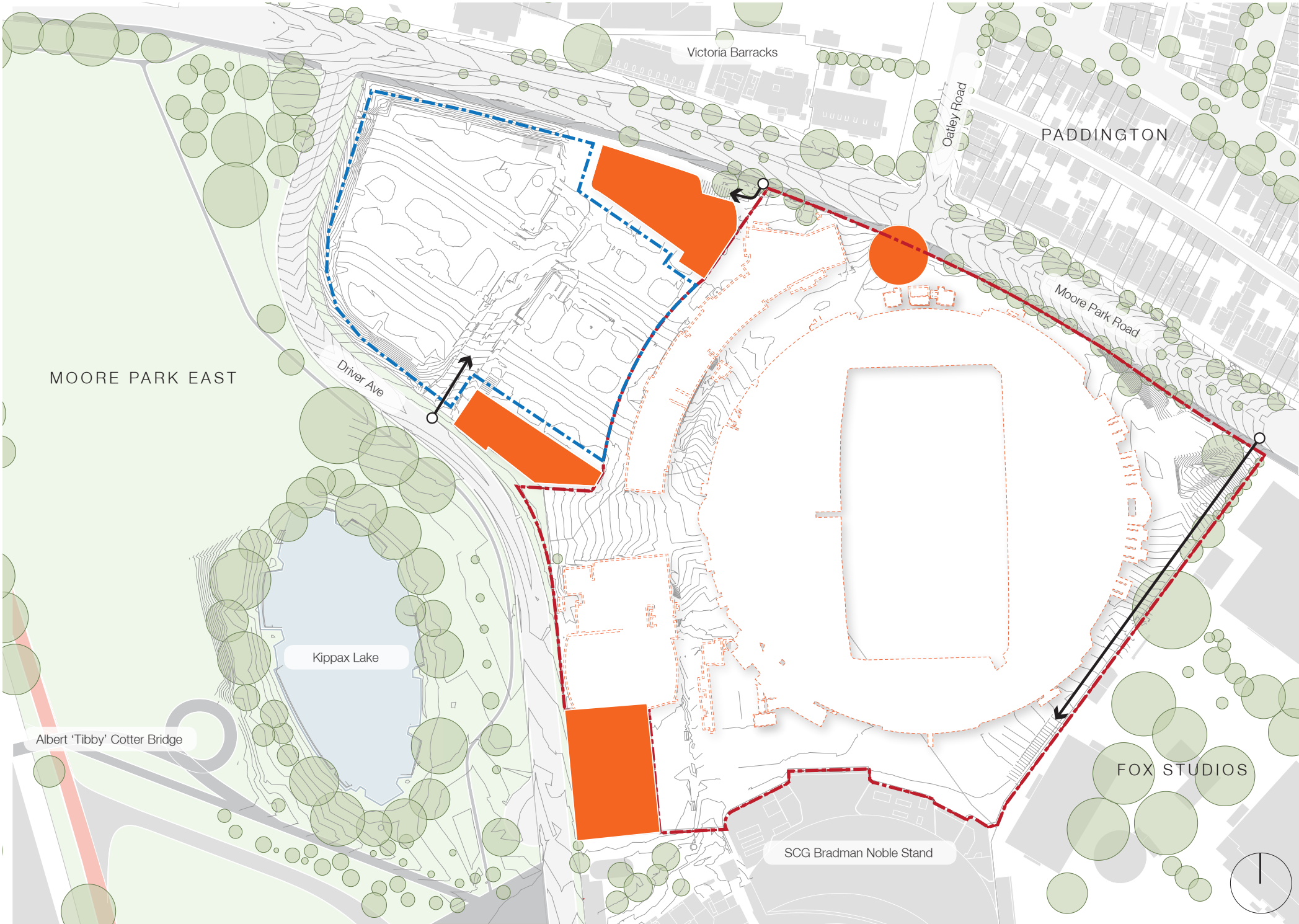
The NRL Headquarters and outdoor cricket wickets on Driver Avenue and Rugby Australia Building on Moore Park Road in the northern portion of the site will be retained and sit outside the project boundary. Tree #125, a Moreton Bay Fig (*Ficus rubiginosa*) located on Driver Avenue will also be retained due to its very high landscape significance as highlighted in the Aborigicultural Report completed by Tree IQ.

The vehicular access point off Moore Park Road down Paddington Lane to the SCG Basement and Fox Studios remains operational.

The site features a 12 metre level difference between the eastern corner of the site along Moore Park Road and the existing Driver Avenue forecourt. The current interface between the external concourse with Moore Park Road features significant level differences to the east which reduce further west. The Fox Studios interface features a tall brick wall with limited permeability which will remain as part of the proposed works. To the south, access to the SCG Bradman Noble Stand to be retained.

Key

- Project Boundary
- To be Retained
- To be Demolished
- Construction Staging Area
- Vehicular Access to be Retained
- Moore Park
- Surrounding Buildings



Site Context

Introduction

1.5 Understanding Place

An exploration of the places and spaces surrounding the site is important in establishing an understanding of the site’s context, which enhances the final design outcome. This aligns with the objectives of *Better Placed*, an integrated design policy for the built environment of New South Wales, published by the Government Architect NSW. The understanding of place particularly applies to the policy’s first objective, Better Fit.

“Good design in the built environment is informed by and derived from its location, context and social setting. It is place-based and relevant to and resonant with local character, heritage and communal aspirations. It contributes to evolving future character and setting.” (Better Placed, p38)

The following places within and surrounding the project site have been explored:

- Sydney Football Stadium
- Sydney Cricket Ground
- Moore Park 1 Carpark
- Moore Park
- Driver Avenue
- Entertainment Quarter
- Paddington

Key

- Project Boundary
- Places
- T Train Station



Understanding Place

Introduction

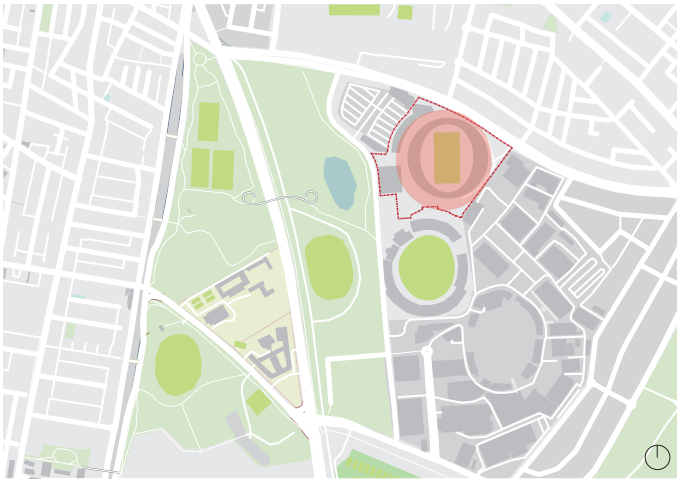
1.6 Understanding Place - Sydney Football Stadium (Allianz Stadium)

The Sydney Football Stadium (SFS), also known as Allianz Stadium is the current home of Sydney FC, Sydney Roosters and NSW Waratahs. Located within Sydney Cricket and Sports Ground Trust land, the stadium is part of the only dual stadium precinct in NSW alongside the Sydney Cricket Ground (SCG).

The Sydney Football Stadium by Philip Cox, Richardson & Taylor has a round footprint with saddle shaped roof, visible from a number of key approaches to the stadium. These views form part of the wayfinding towards the stadium. From within the stadium, the Bradman Noble stand is visible in the south.

The stadium and surrounds are not accessible day-to-day and present tall black palisade fencing to its surrounds. On event day, the stadium is accessible from two entrances off Driver Avenue and Moore Park Road which are connected by an inclined walkway which mediates the approximately 12 metre level difference. This existing external concourse has a six metre (approx.) clearance from Moore Park Road which creates circulation issues especially post-event. The stadium itself presents a predominantly passive facade to the external concourse.

The SCG Stadium Club, exclusively utilised by Sydney Cricket and Sports Ground members, is located within the base of the stadium and includes fitness facilities: gym, pool, spa, sauna and other members services.



- 1. View of SFS from Tibby Cotter Bridge
- 2. SFS field of play and seating
- 3. View of SFS from Moore Park
- 4. View from Driver Avenue Forecourt
- 5. View from Moore Park Road Entrance

Introduction

1.7 Understanding Place - Sydney Cricket Ground

The Sydney Cricket Ground (SCG) is a highly significant cultural and sporting venue which has been located on the site since 1848. The venue itself is an eclectic mix of different stands, buildings and spaces, with the oldest stand, the Members Pavilion being completed in 1886. Most visible from afar are the SCG's five large lighting towers and the Noble Bradman Stand.

The venue's rich sporting history is also showcased through the SCG Walk of Honour which extends from the SFS concourse through to the members gates, the sculpture program and heritage gates. The uses at the SCG are also supported by outdoor wickets east of Driver Avenue.

Although the SCG itself is expansive, it features limited supplementary outdoor spaces within Sydney Cricket and Sports Ground Trust Land. Outdoor spaces available onsite are predominantly utilised by members during event days an unavailable to other ticket holders.

On non event days, the SCG and surrounds are not publicly accessible except for those with membership to the Stadium Club. The stadium features no day-to-day active uses facing Driver Ave contributing to the poor landscape.



- 1. View of SCG Members and Ladies Stands
- 2. SCG field of play and stands
- 3. View of Bradman Noble Stand entry
- 4. View of Gate G, Bradman Noble Stand
- 5. SCG Walk of Honour