



FIGURE 32: SYDNEY FOOTBALL STADIUM CONSTRUCTION, 1987, VIEW SOUTHWEST (SOURCE: SCG MUSEUM COLLECTION 12/123)



FIGURE 33: 2015 AERIAL OF SYDNEY, VIEW NORTH, SCG AND SFS IN FOREGROUND (SOURCE: WWW.SYDNEY.COM)



FIGURE 34: SYDNEY FOOTBALL STADIUM (SOURCE: WWW.SYDNEYFC.COM.AU)



FIGURE 35: SYDNEY FOOTBALL STADIUM (SOURCE: COX ARCHITECTURE)

4.0 Site Description

The SFS Redevelopment site is located in the northern part of the Sydney Cricket and Sports Ground Trust land, to the north of the Sydney Cricket Ground, and bounded in the north by Moore Park Road and Paddington residential development, in the west by Driver Ave and Moore Park, and in the east by Fox Studios/Entertainment Quarter site.

The site currently consists of the Sydney Football Stadium, the Sheridan Centre Building, the Sydney Roosters and Waratahs Building, Cricket NSW building, Indoor Cricket Wickets and the Gold Members Carpark. The Australian Rugby Development Centre (ARDC) and Rugby League Central buildings are located respectively along the north and south of the Gold Members Carpark, however these buildings will be retained and do not form part of the redevelopment site. A Moreton Bay Fig (*Ficus rubiginosa*) is located on Moore Park Road within the site, which will also be retained through the development.

The site features approximately a 12m difference in level between the eastern corner of the site long Moore Park Road, to the forecourt from Driver Ave. The existing SFS is a distinctive stadium with a saddle shaped roof, which is visible from a number of key approaches to the stadium.

The stadium is not currently accessible day-to-day outside of events and games and is surrounded by tall black palisade fencing. The Stadium Club, utilised by the Sydney Cricket and Sports Ground members is located within the base of the stadium and consists of fitness facilities and member services. There are currently two entrances to the stadium, the main entrance from Driver Ave, and a secondary entrance from Moore Park Road.



FIGURE 36: VIEW NORTHEAST FROM MOORE PARK, ACROSS DRIVER AVE TO SFS (SOURCE: CLIENT 2018)



FIGURE 37: SYDNEY FOOTBALL STADIUM (SOURCE: CLIENT 2018)

5.0 Potential Archaeological Resources

Curio Projects have prepared a stand-alone Archaeological Assessment (AA) report for the SFS redevelopment site in order to assess the Aboriginal and historical archaeological potential of the site (APPENDIX A).

This HIS contains only brief summaries of the outcomes of the archaeological assessment in order to provide a context for the assessment of potential impacts. As a result, this sub-section of the report should be read in conjunction with the AA report in order to gain a full understanding of how the potential and significance of the archaeological resources has been assessed and determined, and recommendations arising from the assessment for the project, with respect to archaeology.

5.1. Aboriginal Archaeological Resources

The Archaeological Assessment report for the SFS Redevelopment subject site (Appendix A) was prepared in accordance with NSW OEH guidelines *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW* (Due Diligence Code of Practice).

The purpose of the *Due Diligence Code of Practice* is to ‘assist individuals and organisations to exercise due diligence when carrying out activities that may harm Aboriginal objects and to determine whether they should apply for consent in the form of an AHIP’.³⁵

The Moore Park area of Sydney is part of the traditional lands of the Gadigal people, which stretches along the southern side of Sydney Harbour from South Head, west to approximately Darling Harbour, and south towards Botany Bay. The SFS Redevelopment subject site is located along the edge of the Botany Wetlands and Tuggerah Sand Dunes system, which would have provided a rich resource zone for hunting, fishing, and gathering food, among other activities. The subject site would have been immediately along the fringe of the Centennial Park wetlands area, potentially providing land that was dry enough for short term camps in close proximity to the wetlands.

Review of the Aboriginal archaeological context of the subject site and surrounds, including search of relevant heritage registers, registered Aboriginal sites, and recent Aboriginal archaeological assessments and excavations has determined that Aboriginal archaeological sites have the potential to survive in the area. When combined with the landforms and geology of the subject site, this suggests that the most likely site types to be present within the study area and surrounds would be stone artefact sites and Potential Archaeological Deposit (PAD) sites, particularly within deeper sandy soil profiles that have been subject to lower levels of historical disturbance, as the required geology for other site types such as grinding grooves and scarred trees etc., is not present within the subject site. Where sandstone outcroppings occur in the area, there is also the potential for engraved Aboriginal art sites.

While limited Aboriginal archaeological excavation has been undertaken in the vicinity of the SFS Redevelopment site, the archaeological information available clearly indicates that Aboriginal people occupied the region, and there is the potential for Aboriginal sites in the area, particularly in the form of subsurface occupation sites with deposits of Aboriginal stone artefacts. Location of Aboriginal sites such as the Randwick Stabling Yard (corner of Alison Rd and Doncaster Ave) and Moore Park Tennis Centre, demonstrate the potential for Aboriginal artefacts and sites to be present, regardless of levels

³⁵ DECCW 2010a: 2.

of historical disturbance, due to the deep nature of soil profiles, with intact deposits existing beneath historical fill and disturbance.

The purpose of an Aboriginal Heritage Due Diligence Assessment is to identify whether Aboriginal objects are likely to be present at a site, and if so, if they are likely to be harmed through a proposed activity. Following consideration of the environmental and archaeological context for the subject site, it is assessed that the subject site has the potential for the Aboriginal objects (both intact and within disturbed contexts). Therefore, any ground disturbing activity will have the potential to impact Aboriginal objects.

Therefore, the Aboriginal Heritage Due Diligence Assessment undertaken for the project recommends further investigation in the form of Aboriginal community consultation (in accordance with OEH guidelines), the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) and Aboriginal Archaeological Technical Report (ATR), and the development of a future program of Aboriginal archaeological test excavation, to be developed and undertaken in conjunction with proposed development ground impact locations once known.

As the project will be undertaken as SSD, the requirement for an Aboriginal Heritage Impact Permit (AHIP) in accordance with Section 90 of the NSW National Parks and Wildlife Act 1974 is removed. However, the due process including compliance with OEH statutory guidelines, Aboriginal community consultation, preparation of an ACHAR etc., will still apply to the project as a condition of the project consent.

An Aboriginal Cultural Heritage Assessment process for the site has commenced, including Aboriginal community consultation process in accordance with OEH Guidelines, in order to provide detailed guidance and recommendations going forward for the Stage 2 development of the site. The Aboriginal Cultural Heritage process to date, including description of ongoing process regarding Aboriginal Cultural Heritage assessment and significance, is discussed in Section 6.0 of this project.

5.2. Historical Archaeological Resources

The following summary has been extracted from the Curio Projects AA for the subject site and provides a brief summary of the possible types of historical archaeological evidence that may be found within the study area, and the potential for such evidence to survive. A summary of the potential archaeological evidence and likelihood to survive from each of the four phases of historical use of the subject site is presented in Table 1. The detailed assessment can be found in the full AA prepared by Curio Projects.

Phase 1—Sydney Common and Busby's Bore (1811–1840s)

The early use of the subject site as part of Sydney Common involved land clearance and use of the area for grazing of livestock and passive recreation. These activities were common within the area at that time and generally create an archaeological profile that is fragmentary and ephemeral in nature and therefore, unlikely to yield a significant and intact historical archaeological resource.

Busby's Bore is known to be present within the subject site, however the exact path as it crosses the site, and the precise locations of Shafts 11 and 'Intervening Shaft 4' remain unknown. Therefore, the subject site has high potential to present with the archaeological resource of Busby's Bore, including the path of the tunnel itself, shafts, and potentially other archaeological resources associated with its construction.

Phase 2—Rifle Range (1849–1892)

Use of the subject site as a rifle range is unlikely to have left a substantial and intact archaeological signature in the landscape, other than evidence related to the actual use of the site for shooting practice, possibly in the form of used munitions and other associated fragmentary evidence. The potential for this evidence is considered low, based on the level of disturbances to the site.

Phase 3—Engineers/Military Depot (1892–1986)

There is low potential for structural remains of the Engineers/Military Depot to be present within the eastern side of the SFS Redevelopment site, beneath and surrounding the existing SFS structure. While the construction of the SFS required the demolition of all structures associated with the Engineers Depot, the cutting and filling of the site, and use of piling for construction, means there remains the potential for structural remains such as building foundations and footings, as well as deeper subsurface features such as wells, cisterns, and rubbish dumps, as well as ephemeral artefactual remains of the military use of the site.

There is low potential for fragmentary evidence of the former zig-zag anti-aircraft trenches and associated backfilled cuttings within the landscape to be present in close vicinity to the subject site.

Phase 4—Sydney Sports Ground (1899–1986)

The use of the north and northwestern part of the SFS redevelopment subject site as the Sydney Sports Ground included the modification of the subject site for the field, as well as gradual construction of increasingly more permanent associated structures such as the grandstands and player facilities.

There is low to moderate potential for archaeological evidence related to Phase 4 use of the subject site as the Sydney Sports Ground.

TABLE 1: SUMMARY OF HISTORICAL ARCHAEOLOGICAL POTENTIAL WITHIN SUBJECT SITE

Historical Phase	Activity or Development	Potential Archaeological Evidence	Archaeological Potential/Likelihood of Survival within Subject Site
Phase 1—Sydney Common and Busby's Bore	Early Grazing and passive recreational use of Sydney Common	Likely to be highly disturbed, fragmentary and ephemeral, if exists at all.	Nil- Low
	Busby's Bore	Tunnel, shafts, associated archaeological deposits	Extremely high. Known to be present
Phase 2—Rifle Range	Professional and Volunteer Rifle Ranges	Possible Fragmentary Remains of munitions	Nil-Low
Phase 3—Engineers Depot	Early site use, pre WW1	Early structural remains, possible deeper subsurface features such as wells, cisterns etc and associated deposits fronting Moore Park Road	Low to Moderate
	Interwar site use	Structural remains and associated artefactual	Low to Moderate

Historical Phase	Activity or Development	Potential Archaeological Evidence	Archaeological Potential/Likelihood of Survival within Subject Site
		deposits etc located further back from Moore Park Road	
Phase 4—Sydney Sports Ground	Early Sports Ground	Evidence of form and ground works undertaken to cut and fill site to development track	Low
	Speedway	1930s modifications to the Sydney Sports Ground for the installation of the Sydney Speedway Race Track	Low to Moderate

5.3. Location of Busby's Bore

The convict hand excavation of Busby's Bore, mostly through solid sandstone, with minimal direct supervision by Busby himself, resulted in a relatively erratic and inconsistent tunnel that snakes its way from Centennial Park to Hyde Park. Numerous archaeological investigations in past years along the course of the tunnel have determined that shaft locations as mapped do not usually correlate exactly with the precise locale of shafts when ground-truthed.

Therefore, while it is known that at least five shafts exist in close proximity to, or within the SFS Redevelopment site, there remains some discrepancy as to exactly where some of these shafts are located. In addition, there remains some inconsistency between the numbering of the shafts between different plans and reports, and therefore confusion regarding exactly which shafts are being referred to in relevant reports.

The Archaeological Assessment for the SFS Redevelopment Area (Appendix A) presents an analysis of available literature and plans, in order to confirm the numbering of the shafts, and provide a summary of which shaft locations are known and unknown, with reference to the SFS Redevelopment site. A summary of those findings are presented here (for further detail of the analysis, see Section 6.3 of Appendix A).

Table 2 presents a summary of the locational status of each relevant shaft, and whether they are within the SFS Redevelopment site or not. Overall, two Shafts are confirmed within the SFS Redevelopment area (Shaft 9 and 10), one shaft is considered likely to be located within the study area ('Intervening Shaft 4') and one shaft is considered to be possibly within the study area (Shaft 11).

Shafts 12 and 13 are understood to be located within the Moore Park Road easement, and therefore are not within the SFS Redevelopment site. Figure 38 provides a visual summary of the location (or estimated location) of the relevant shafts of Busby's Bore, in relation to the SFS Redevelopment site.

TABLE 2: SUMMARY OF BUSBY'S BORE SHAFT LOCATIONS WITHIN OR ADJACENT TO SUBJECT SITE (SHAFT NUMBERS AS PER ORIGINAL SURVEY PLAN OF BORE, SYDNEY WATER ARCHIVES, FIGURE 10)

Shaft No	Location Identified?	Within SFS Site?	Description of Location
9	Yes. Georeferenced survey plan	Yes	Eastern side of the existing stadium, directly adjacent to stadium wall

Shaft No	Location Identified?	Within SFS Site?	Description of Location
10	Yes. Georeferenced survey plan	Yes	Northeastern side of the existing stadium, directly adjacent to stadium wall
'Intervening Shaft 4'	No.	Likely	Likely within site, potentially between Shaft 10 and entrance to SFS from Moore Park Rd
11	No	Possibly	Uncertain. Approximately northwest of Shafts 9 and 10. Possibly within Moore Park Road easement, unconfirmed.
12	Yes	No	Within Moore Park Road easement, beneath rising main
13	Yes. 1985/86 work identified as within Moore Park Road	No	Within Moore Park Road

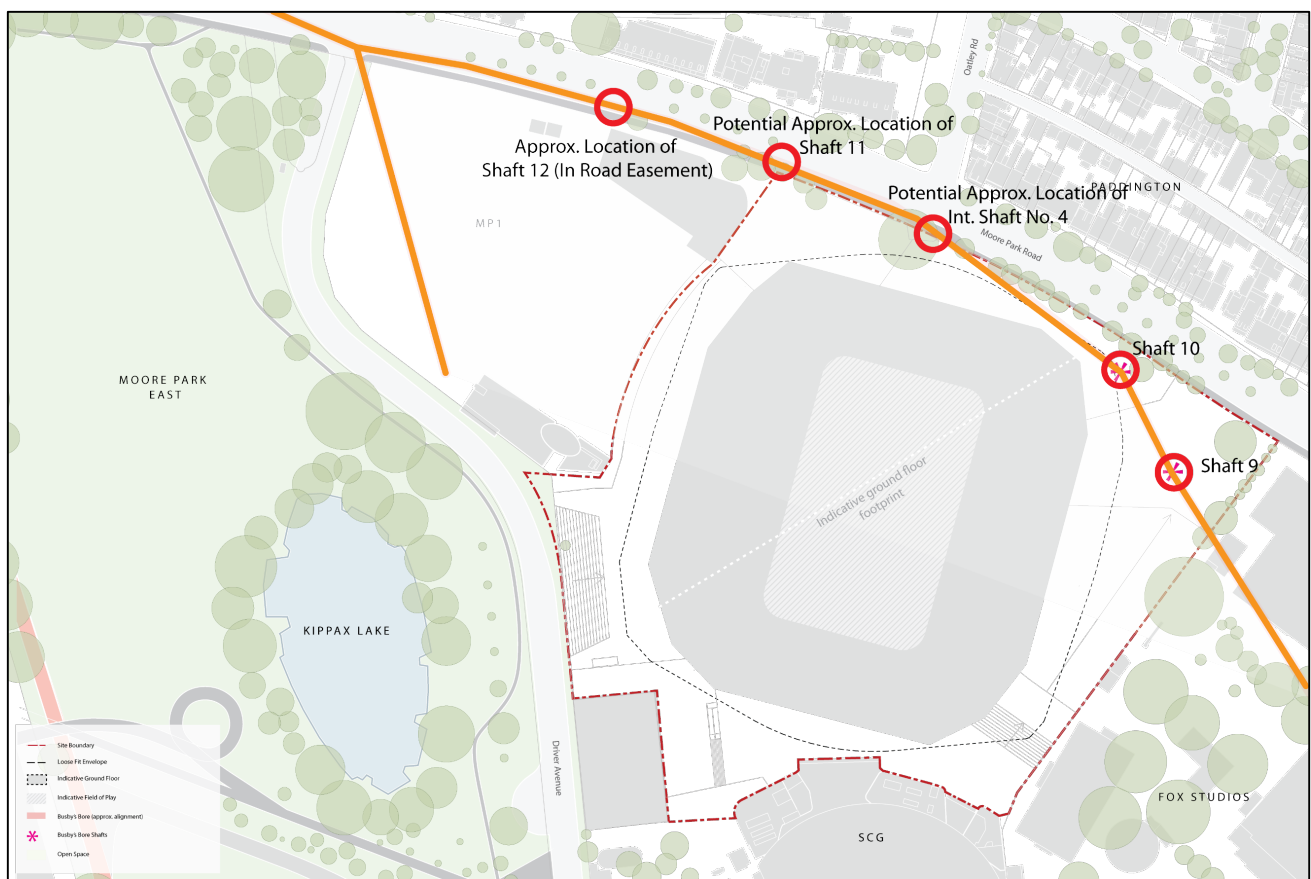


FIGURE 38: LOCATIONAL MAP OF KNOWN AND POSSIBLE BUSBY'S BORE SHAFTS WITHIN STUDY AREA, OVER INDICATIVE BUILDING OUTLINE PLAN (SOURCE: SJB ARCHITECTS WITH CURIO ADDITIONS 2018)

6.0 Aboriginal Cultural Heritage

Aboriginal community consultation is required for assessment of Aboriginal cultural heritage, and it is recognised to be required in the early stages of project planning in order to best guide the development process. Therefore, Infrastructure NSW has already initiated the process of Aboriginal community consultation for the SFS Redevelopment site.

Aboriginal community consultation in accordance with OEH statutory guidelines *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*, is a lengthy process to allow reasonable time frames for identification of and communication with appropriate Aboriginal people who can speak for Country, and to allow plenty of time for project discussion and input of the Aboriginal community. Therefore, while the Aboriginal Community Consultation process has been initiated for the SFS Redevelopment project, it is not yet complete at the time of writing, and therefore no social or cultural assessment of Aboriginal heritage values has been able to be included within this report.

The objective of Aboriginal Community Consultation, as stated in the OEH Consultation guidelines is to:

‘ensure that Aboriginal people have the opportunity to improve assessment outcomes by:

- Providing relevant information about the cultural significance and values of the Aboriginal object(s) and/or place(s)*
- Influencing the design of the method to assess cultural and scientific significance of Aboriginal object(s) and/or place(s)*
- Actively contributing to the development of cultural heritage management options and recommendations for any Aboriginal object(s) and/or place(s) within the proposed project area*
- Commenting on draft assessment reports before they are submitted by the proponent to the OEH.³⁶*

Aboriginal people are recognized as the determinants of their own heritage, and the ongoing process of Aboriginal community consultation for the project seeks to identify social and cultural values of the subject site to the local Aboriginal community and will incorporate the assessment and acknowledgement of this significance into the Stage 2 DA process for the project.

At this concept planning phase, the full extent and nature of ground impacts for the new stadium are not fully known. As a result, the potential Aboriginal archaeological resource will be subject to further archaeological test investigation following the DoPE’s assessment of the Stage 1 SSD. The initial registration of Aboriginal Parties has been undertaken, however, and preliminary consultation with the Registered Aboriginal Parties (RAPs) will commence shortly.

The Aboriginal archaeological test excavation program will be undertaken at the subject site once the potential ground impacts for the new stadium have been more clearly identified, and prior to finalisation of detailed design (i.e. prior to Stage 2 Development Application). Should the Aboriginal archaeological test excavation indicate that the subject site has areas of high Aboriginal archaeological

³⁶ DECCW (now OEH) 2010, *Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010*.

potential or contains high Aboriginal artefact densities etc, then there is an opportunity to consider how the Aboriginal archaeology may feed into the Stage 2 stadium design, where possible.

With regards to the intangible values of Aboriginal cultural heritage (social and cultural values and significance), these values are instrumental to incorporate during the detailed design process, including feeding into the detailed design where possible (opportunities for heritage interpretation within the detailed stadium design as identified within the Urban Design Guidelines), particularly in regards to development of an Aboriginal heritage interpretation strategy for the site.

Therefore, this section contains an overview of the Aboriginal community consultation process undertaken for the heritage assessment of the subject site to date and provides further detail of the Aboriginal Cultural Heritage Assessment process and its proposed outcomes (including reports etc) that will be ongoing and the results included and discussed within the Stage 2 DA process and associated documentation.

6.1. Objectives of the Aboriginal Cultural Heritage Assessment

The objectives of the Aboriginal Cultural Heritage Assessment for the SFS Redevelopment project will be to:

- identify Aboriginal community members who can speak for the Country within which the project is located;
- involve the Aboriginal community in the cultural heritage assessment process;
- consult with the Aboriginal community and determine their opinions with respect to the project and its potential 'harm' to their cultural heritage;
- understand the range and type of Aboriginal heritage values and places within the subject site and surround;
- determine whether the potential Aboriginal sites and places are a component of a wider Aboriginal cultural landscape;
- understand how any potential physical Aboriginal sites relate to Aboriginal tradition within the wider area;
- prepare a cultural heritage values assessment for all identified aspects of Aboriginal cultural heritage associated with the subject site;
- determine how the proposed project may impact any identified Aboriginal cultural heritage;
- determine where impacts are unavoidable and develop a series of impact mitigation strategies that benefit Aboriginal cultural heritage and the proponent; and
- provide clear recommendations for the conservation of Aboriginal heritage values and mitigation of any potential impacts to these values.

6.2. Summary of Aboriginal Community Consultation to Date

The Aboriginal Community Consultation process in accordance with OEH Guidelines consists of four main stages:

Stage 1—Notification of project proposal and registration of interest

Stage 2—Presentation of Information about the Proposal Project

Stage 3—Gathering Information about Cultural Significance

Stage 4—Review of Draft Cultural Heritage Assessment Report

The first step in undertaking the Aboriginal Cultural Heritage Assessment process for the subject site, is the identification of the Aboriginal community members who can speak for Country in the area of the project (Stage 1).

On behalf of Infrastructure NSW, Curio Projects initiated a process of Aboriginal Community Consultation in accordance with OEHS in April 2018. In accordance with Stage 1.2 of the consultation guidelines, letters were sent to the relevant statutory bodies on 20 April 2018 (NSW Office of Environment and Heritage, La Perouse Local Aboriginal Land Council, the Registrar *Aboriginal Land Rights Act 1983*, the National Native Title Tribunal, Native Title Services Corporation Limited, Sydney City Council, and the Greater Sydney Local Land Services), requesting names of Aboriginal people who may have an interest in the proposed project area and hold knowledge relevant to determining the cultural significance of Aboriginal objects and places relevant to the SFS Redevelopment site.

A public notice advertising the SFS Redevelopment project was also placed in the *Wentworth Courier* on 11.4.18 (consistent with Stage 1.3 of the Consultation Guidelines), advising of the project location and proposed development, and inviting registration from local Aboriginal people (Figure 39).

All names compiled from Stage 1.2 of the process were then written to via email and/or registered post on 7 May 2018, inviting registration in the process of community consultation for the SFS Redevelopment. Response was requested within 14 days of the date of the letter (i.e. 21 May 2018).

As a result of Stages 1.2 and 1.3, thirteen Registered Aboriginal Parties (RAPs) have been identified for the SFS Redevelopment project (in alphabetical order):

- Biamanga;
- Butucabin Aboriginal Corporation;
- Cullendulla;
- Darug Land Observations;
- Darug Aboriginal Cultural Heritage Assessments;
- Didge Ngunawal Clan;
- Goobah;
- Gulaga;
- La Perouse Local Aboriginal Land Council;³⁷
- Murramarang;
- Thoorga Nura;
- Tocomwall; and
- Wailwan Aboriginal Digging Group.

At the time of writing, Stage 2 of the Consultation process was about to commence (i.e. presentation of information about the proposed project to the project RAPs). This will include a site inspection/initial meeting with the project RAPs to discuss the proposed project and visit the project site.

³⁷ N.B. At time of writing (late May 2018), La Perouse LALC were in the process of inducting a new CEO. Therefore, while multiple attempts were made by Curio to contact the relevant person to discuss the project (including provision of an email letter describing the project and multiple phone calls), direct discussion regarding the project has not yet been possible. Therefore, La Perouse LALC (as the LALC within which boundaries the subject site falls, has been provisionally listed as a project RAP, to be confirmed once new CEO LALC is available to discuss project.

An Aboriginal cultural heritage assessment methodology is currently in preparation, and will be provided to and discussed with the project RAPs through Stages 2 and 3 (Gather Information about Cultural Significance) of the consultation process. Once the draft Aboriginal cultural heritage assessment methodology has been finalised, project RAPs will be provided 28 days to review and provide comment.

Following RAP approval of the cultural heritage assessment methodology, an Aboriginal Cultural Heritage Assessment Report (ACHAR) and Aboriginal Archaeological Technical Report (ATR) will be prepared for the project area (Stage 4 of the Consultation guidelines), which will incorporate all RAP comment, feedback and discussion of cultural values provided. The ACHAR will document the process of the investigation, consultation and cultural heritage assessment relating to the project site, including assessment of any impacts on Aboriginal cultural heritage values posed by the SFS Redevelopment, and will demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes.

The ATR will serve as a stand-alone report, as well as an appendix to the ACHAR, and will provide evidence and discussion of the potential archaeological evidence relating to the subject site, as well as detailing the process and methodology of any proposed Aboriginal archaeological test excavation or investigation at the SFS Redevelopment site.

The ACHAR and ATR reports will be prepared in accordance with OEH Guidelines *Guide to Investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW* (ACHAR) and Requirement 11 of the *Code of Practice for the Archaeological Investigation of Aboriginal Objects in New South Wales* (ATR).

All Aboriginal community consultation has been comprehensively documented (and will continue so throughout the process), to be presented in full within the ACHAR for the project, once complete.

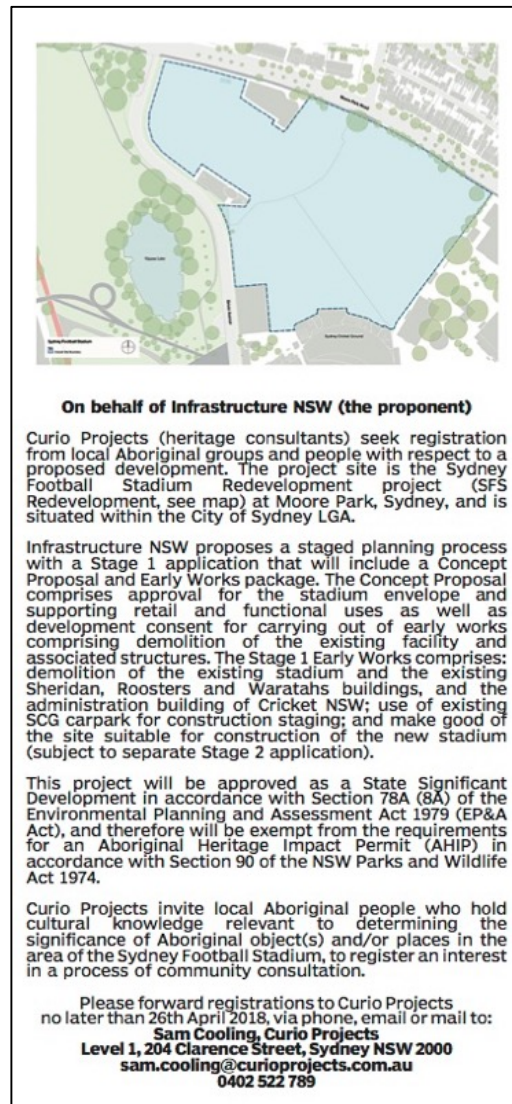


FIGURE 39: ABORIGINAL COMMUNITY CONSULTATION ADVERTISEMENT, AS IT RAN IN THE WENTWORTH COURIER, 11.4.18

6.3. Future Aboriginal Cultural Heritage Assessment

A summary of the consultation process undertaken to date, and detailed description of the future stages that will be undertaken on an ongoing basis throughout the SFS Redevelopment project (in accordance with OEH guidelines) are summarised in Table 3 below.

TABLE 3: SUMMARY OF ABORIGINAL CULTURAL HERITAGE ASSESSMENT PROCESS FOR THE SFS REDEVELOPMENT PROJECT

Consultation Stage	Description	Date Undertaken/ Status	Comments
Stage 1—Notification of project proposal and registration of interest			
Stage 1.2	Write to relevant statutory bodies requesting names of Aboriginal people	20.4.18 Requested deadline for response: 4.5.18 Complete	N/A
Stage 1.3	Write to all names compiled from Stage 1.2	7.5.18	N/A

Consultation Stage	Description	Date Undertaken/ Status	Comments
		Requested deadline for registration: 21.5.18 Complete	
Stage 1.4	Identification of RAPS	Six RAPS Identified Complete	N/A
Stage 2—Presentation of Information about the Proposal Project			
Stage 2.1 and 2.2	Preparation of proposed project information and initiate arrangements for presenting proposed project information	In progress	Project RAPS were finalised on 21.5.18. Stage 2 process will now proceed.
Stage 2.3	Presentation of Proposed project information to RAPS (record and document)	In progress. May-June 2018.	
Stage 2.4	Create opportunity for RAPS to visit site	Date TBC. (c. early June 2018)	
Stage 3—Gathering Information about Cultural Significance			
Stage 3.1	Present/provide proposed cultural heritage assessment methodology to RAPS	Following Completion of Stage 2	c. Mid-Late June 2018
Stage 3.2	Opportunity for RAPS to review and provide feedback on cultural heritage assessment methodology	Following Completion of Stage 2	Minimum 28 days will be provided for RAP review
Stage 3.3-3.6	Seek cultural information from RAPS regarding Aboriginal objects/places, social, spiritual and cultural values relating to the subject site, management options etc	Through Stage 3.2	
Stage 3.7	Document all feedback received from Stage 3	At completion of Stage 3	
Stage 4—Review of Draft Cultural Heritage Assessment Report (ACHAR)			
Stage 4.1	Prepare draft ACHAR	Following completion of Stage 3	
Stage 4.2-4.3	Provide copy of draft ACHAR to project RAPS		Minimum 28 days will be provided for RAP review
Stage 4.4	Incorporate RAP comments and feedback and finalise ACHAR	Following RAP review	
Stage 4.5	Provide copy of final ACHAR to RAPS	At completion of Stage 3	

7.0 Heritage Significance Assessment

7.1. Introduction

The *NSW Heritage Manual Guideline—Assessing Heritage Significance*, prepared by the NSW Heritage Division, provide a framework for assessing significance of sites and heritage items, with the main aim of producing a succinct statement of significance to summarise an item or site's heritage values. The guidelines are predicated on the five types of cultural heritage value, as presented in *The Burra Charter 2013*: historical, aesthetic, scientific, social, and spiritual significance. The NSW heritage assessment criteria provides the following criterion for the assessment of heritage significance.

An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one of more of the following criteria:

- **Criterion (a)**—an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- **Criterion (b)**—an item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area);
- **Criterion (c)**—an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- **Criterion (d)**—an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- **Criterion (e)**—an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- **Criterion (f)**—an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
- **Criterion (g)**—an item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local areas'):
 - cultural or natural places; or
 - cultural or natural environments.

The heritage significance of the subject site in accordance with the above criteria has been partially assessed in the *Sydney Cricket and Sports Ground—Conservation Management Plan—Draft* (GML 2013), however the draft CMP focuses mainly on the significance of the built heritage values and significance of the SCG site itself, as opposed to the wider precinct. Nevertheless, the significance presented in the draft CMP as it relates to the SFS redevelopment site specifically, will be included in this section to be discussed and then built upon relevant to the current project.

7.2. Sydney Cricket and Sports Ground Draft CMP

The following section provides a revision of the heritage significance assessment presented in the Sydney Cricket and Sports Ground draft CMP, condensed to include only significance of specific relevance to the current SFS redevelopment subject site.

Criterion A (Historical Significance)

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

[Due to development of sporting activities and cricket in Sydney and NSW] ‘The SCG and SSG played important roles in the building of colonial and national identity from self-rule through Federation’³⁸

Recreational lands: *[part of Sydney Common, and as an] ‘important focus for leisure and sporting activities for the people of Sydney and NSW since 1854’*

Venues for Significant Events in NSW History: *‘The site has been the venue for Test matches (cricket and rugby league) and has hosted many visiting overseas sporting teams. It was the venue for the Empire Games in 1938. Other notable sporting events include the 1st International rugby game with New Zealand in 1884, the 1st touring Sydney Cricket Ground Site—Conservation Management Plan—Revised Draft Report, 110 November 2013 British rugby union team’s game versus NSW in 1888, the Sydney Thousand cycling events and the Sydney Olympic Games in 2000 (Womens football).*

SFS has hosted increasing one-off music concerts (e.g. WaveAid 2005, Robbie Williams 2006, Live Earth 2007) and other non sporting events such as Edinburgh Tattoos.’

Military Connection: *‘The site had a continual and varied association with the military from 1849 until 1986, including accommodating the Engineers depot and military training functions and, during the First and Second World Wars, important training and enlistment functions.’*

Water Supply: *‘The site is the location for a substantial section of Busby’s Bore which is important in the early history and development of Sydney.*

Criterion B (Historic Association)

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).

Architects: *[association with] ‘architectural firms ... Philip Cox and Partners’*

Criterion C (Aesthetic Significance)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

Landmark Qualities: *‘The Sydney Football Stadium is also a distinctive streetscape element, especially in more distant views as are the site’s [SCG] light towers on the night skyline.’*

Landscape Components: *‘The single mature fig on Moore Park Road boundary is a rare survivor; evidence of the Military Depot on the site’*

Innovation: *‘The Sydney Football Stadium is a technologically advanced design, a creative landmark in Sydney architecture. It was awarded the NSW ACEA Excellence in Engineering award in 1988.’*

Criterion D (Social Significance)

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

³⁸ GML 2013b: 109

Important as the headquarters to a number of state sporting associations and clubs and their members, most notably the headquarters of Cricket NSW (formerly NSW Cricket Association) which has been associated with the site from the 1870s. The site is of Social significance at a State level.

Criterion E (Research Potential)

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Historical Archaeology: *There is generally low potential for in situ archaeological relics to survive at the site. Those that might survive are likely to be disturbed and/or partial remains with limited value to research questions relating to the history of the city, state or nation. Their value would reside principally in their ability to demonstrate the evolution of the ground itself, which is a matter well attested by alternative sources of information (oral histories, photographs, historic plans, architects drawings etc). A relatively small number of locations have been identified as having elevated potential for the survival of archaeological relics; however, these too would generally have limited research potential. The majority of archaeological relics at the site would be significant at local level, and would not warrant in situ retention.*

Busby's Bore is an important exception to the observation, above. Busby's Bore is a unique engineering achievement. The fabric of the bore and associated archaeological deposits possess research potential relating to substantive historical and scientific questions regarding 19th century work and technology and environmental engineering. It has historical archaeological significance at a State level. Relics belonging to Busby's Bore would be of State significance and would likely require in situ retention, where possible.

Criterion F (Rarity)

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The [draft] CMP does not describe any attributes relating to rarity specific to the SFS redevelopment site.

Criterion G (Representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local areas)

The [draft] CMP does not describe any attributes relating to representativeness specific to the SFS redevelopment site.

Significant Historic Views

The draft CMP has also identified several key historic view lines from, to, and within the Sydney Cricket and Sports Ground site. Those of relevance to the current project include:

- V1—From the Cricket Ground and its stands and the Sydney Football Stadium to the Fox Studio clocktower on the Frank Hurley Stand (former RAS Members Stand). *High Significance*
- V5—Views of the Sydney Football Stadium from within the SCG site. *Moderate Significance.*
- V6—Views to Moore Park and Kippax Lake from the Gold members car park and the Main Entrance. *Moderate Significance.*
- V9—Streetscape views of the mature fig from Moore Park Road. *High Significance.*

- V10—Streetscape views of the Sydney Football Stadium. *Moderate Significance*.
- V11—Distant night views of the floodlit grounds. *Moderate Significance*.

7.2.1. Discussion of Draft CMP Significance

There are several points worth noting with regards to the draft CMP significance assessment. Firstly, the draft CMP assesses historical archaeology only (i.e. Criterion E, Research Potential), and does not include any assessment of Aboriginal archaeology, nor consideration of potential social significance of the location to the Aboriginal community. Secondly, the draft CMP focuses more on the SCG site than the SFS site, which will require further elaboration (i.e. within the current report) to provide a holistic understanding of the heritage significance values relating to the SFS Redevelopment subject site specifically.

Of most relevance to this report, the draft CMP assesses the physical form of the SFS itself to be of high significance. The reason for this significance grading, as extrapolated from the significance assessment, is interpreted to be due to: the historical significance of the site as a venue for significant sporting matches, concerts and events over the years (as well as the historical connections of the site to the Sydney Common, Busby's Bore and historical military uses); for its historic association with the architectural firm Philip Cox and Partners; for its aesthetic significance as a technologically advanced design and a creative landmark in Sydney; and its social significance as a large sporting venue and the headquarters for a number of state sporting associations and clubs, and their members.

The tolerance of change gradings presented within the draft CMP however, do not seem to accurately reflect these significant heritage values, particularly the assessment of the physical fabric of the Stadium as having only 'some tolerance' for change.³⁹ The SFS was only constructed in 1987, and while of impressive architectural form (especially for the time of construction) and a visually distinctive part of the Moore Park landscape, is constructed wholly of modern fabric, which in and of itself does not have significance further than as a part of the significant cultural landscape of the area.

Therefore, it is believed that the significance of the SFS itself be reassessed in direct acknowledgement of the significant heritage values that apply to the physical stadium, as well as in relation to the more intangible heritage values of the site, such as the historical significance of the site use prior to the construction of the SFS, social significance as a place of sporting endeavours, as well as added consideration of both historical and Aboriginal archaeological significance, embodied within the overall SFS Redevelopment site. It is also considered necessary to undertake further consideration of views and vistas to and from the SFS site and surrounding heritage items and HCAs than is provided in the draft CMP. In light of these factors, the heritage significance of the SFS Redevelopment site has been reassessed in Section 7.4 below.

7.3. Other Heritage Listings

Few sites, least of all the SFS site, exist in a cultural heritage vacuum. That is to say, the significance of the SFS Redevelopment site is irrevocably linked and interrelated to that of the heritage sites surrounding it. Therefore, it is important that the significance of these neighbouring and adjacent sites is understood, to be able to further understand the context of the SFS site, historically, aesthetically, and socially. The Statements of Significance for associated heritage sites or adjacent sites are detailed below.

³⁹ GML 2013b: 118

7.3.1. Sydney Cricket Ground Members Stand and Lady Members Stand (SHR #00353) and HCA (LEP C37)

The subject site is located wholly within the Sydney Cricket Ground HCA, a HCA of local significance under the Sydney LEP. This HCA includes the State heritage listed 'Sydney Cricket Ground Members Stand and Lady Members Stand'. While the HCA includes the SFS and surrounding area as well as the SCG, the statement of significance for the HCA relates mainly to the SCG itself, stating that:

An outstanding group of two Federation style grandstands which have established the character of Sydney Cricket Ground. Their designs are complementary and consistent in their form and detail.

The establishment of the Sydney Cricket Ground dates from 1854 when matches were played there by members of the Military from Victoria Barracks. From 1876 all major cricket matches were played at these grounds. The earliest grandstands date from around the turn of the century when four grandstands were constructed. Of these, only the Members Stand and the Lady Members Stand survive.⁴⁰

The heritage listing for the individually listed Members Stand and Lady Members Stand states only that:

The stands have consistency of form and detail and are possibly the finest examples of their type in New South Wales⁴¹

The significance of the SFS subject site in its positioning within this HCA, relates mainly to its part as a whole of the SCG Trust lands and interlinked sporting events and historical development over time.

7.3.2. Busby's Bore (SHR #00568)

As described in Section 2.3, part of Busby's Bore passes underground through the northern part of the subject site, with several shafts also located within the site. The Statement of Significance for Busby's Bore states that:

Busby's Bore is a unique engineering achievement which played a crucial role in the development of urban Sydney. As a product of convict labour and a major factor in the establishment of local administration in NSW (in the form of the Sydney Corporation) the bore is associated with the important steps that changed Sydney from penal colony to colonial trading port. The fabric of the bore and associated archaeological deposits possess research potential relating to substantive historical and scientific questions relating to 19th century work and technology and to changes in the environment. The intactness of the bore and the fact that it is still in use make it a rare survivor from the first half of the 19th century within urban Sydney.⁴²

Busby's Bore has State significance, which has implications for the path of the tunnel and location of shafts within the SFS, as well as providing historical significance of the site as an instrumental part of the path that provided Sydney's sole water source between 1837–1859.

⁴⁰ Sydney Cricket Ground HCA, State Heritage Inventory Listing, Available from: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421500>

⁴¹ Sydney Cricket Ground- Members Stand and Lady Members Stand, Available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045563>

⁴² Busby's Bore, State Heritage Register Listing, Available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045164>

7.3.3. Victoria Barracks Group (LEP #11086) and Victoria Barracks HCA (LEP C49)

The Victoria Barracks Group is a locally listed heritage item on the Sydney LEP 2012. The Victoria Barracks HCA is listed as C49 on the Sydney LEP 2012. While the Victoria Barracks Group individual item inventory sheet does not provide a statement of significance, the statement of significance for the Victoria Barracks HCA can be said to apply for both the individual item, as well as the HCA. The HCA SoS states that:

The Victoria Barracks precinct is the finest complex of colonial barracks (pre-1850) in Australia and is still in military use. It contains one of the most important groups of Edwardian military buildings in Australia. It is a good and intact example of nineteenth century military barracks planning, evidencing contemporary attitudes to planning, defence, the role of the military and the daily life and operation of the British military. It contains a substantial number of buildings, groups of buildings and other features and vegetation of high individual significance. It is the principal physical evidence in New South Wales (NSW) of many of the phases of the State's military history throughout the nineteenth and early twentieth centuries. The precinct contains one of the best groups of colonial sandstone buildings in NSW and is a very fine example of colonial buildings in the Greek Revival style. The Barracks Precinct provides a strong townscape link between the high-density development of nineteenth century Paddington and the open space of Moore Park. With Victoria Barracks, Melbourne, it is one of the most architecturally imposing nineteenth century military establishments in Australia. It is a precinct in Sydney containing a rare consistency of periods, materials and styles, a section of which has an evocative Edwardian character. The precinct is a potentially valuable site for future archaeological investigation of past methods of construction and ways of life. The locations of the original buildings both extant and removed are of particular interest. It survives as the only substantial military barracks complex built in Australia in the early Victorian period. With Anglesea Barracks, Hobart and Lancer Barracks, Parramatta, it is one of the few surviving sites evidencing the British military presence in Australia in the colonial period. The Barracks has the only surviving perimeter wall in NSW which was constructed as a defensive system around the barrack complex.⁴³

Following the establishment of the Victoria Barracks in 1841, the military very quickly took occupation of additional land on the southern side of what is now Moore Park Road, within the subject site, to form first the rifle range in 1849, and then the Engineers Depot in 1892, which functioned until resumption of the land in 1986 for the construction of the SFS. Therefore, the subject site land has historical association and significance for its long term association with military endeavours due to its land positioning across the road from the Victoria Barracks.

7.3.4. Centennial Park, Moore Park, Queens Park (SHR #01384) and Moore Park HCA (LEP C36)

Two relevant heritage listings encompass Moore Park, immediately adjacent to the west of the subject site: Centennial Park, Moore Park and Queens Park state heritage register listing, and the Moore Park HCA (Sydney LEP). The Statement of Significance for the overall Centennial Parklands (including Centennial Park and Queens Park, as well as Moore Park) states that:

⁴³ Victoria Barracks HCA, State Heritage Inventory Listing, Available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421504>

Centennial Parklands is a unique place of exceptional National, State and Local heritage significance. It is a grand, linked open space of largely nineteenth-century landscape design intended for social and physical activity.

The Parklands has developed at the head of the Botany Bay catchment in an area originally part of the territory of the Gadi people on lands designated in 1811 as the Sydney Common. The Parklands retains evidence of the original landforms and plays a vital role in sustaining natural processes and biological diversity on a scale that is rare in the inner urban environment.

The Parklands has national significance as the place of the inauguration of the nation, the creation of a People's Park, events, persons and monuments of national importance. The place also has strong associations with convict heritage, pathways and transportation routes, water supply, horticultural and agricultural experimentation, nature conservation, military use, and a diversity of sport, recreation and cultures..⁴⁴

The Statement of Significance specific to the Moore Park HCA states that:

The Conservation Area, which comprises Moore Park, Sydney Boys High School and Sydney Girls High School, has state historic, aesthetic and social significance.

The area is of historic significance for being part of the Sydney Common which was reserved by Governor Macquarie 1811 and for having evolved over time from being essentially grazing land to being a public park with passive and active recreation, as well as the location of two high schools.

The parklands are representative of a mid - nineteenth century trend which established large landscaped parks for healthy recreation of all social classes and as a relic from cramped living conditions and industrial centres. They also have historical associations with Charles Moore, Mayor of Sydney (1867-1869) and Charles Moore, Director of Sydney's Botanic Gardens.

Moore Park is of aesthetic significance for its large expanse of open space and important tree plantings, as well as numerous elements including the entry gates and five memorial fountains. The majestic fig trees, which are set off the expansive fields, or line the main roadways including Anzac Parade, Federation Way, Cleveland Street, Lang Road, Dacey Avenue, South Dowling Street and Moore Park Road, are significant landscape elements.

Sydney Boys High School and Sydney Girls High School are significant for their inter-war buildings, their educational role and their association with past and present students, teachers and parents. The schools are also the site of the Bear Pits which are rare surviving remains of what was Sydney's first zoo that was established on land granted by Sydney City Council in 1879 and occupied by the Zoo until 1916 when it moved to its second and current home at Taronga Zoo.

⁴⁴ Centennial Park, Moore Park, Queens Park, State Heritage Inventory Listing, Available from: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045397>

The area also has a Toll House, at the corner of Lang Road and Anzac Parade, which is exceptionally significant for its rarity as the only surviving metropolitan tollhouse and the only two -storey toll house in New South Wales.

The parklands, with its high level of recreational usage are held in high esteem by the local and wider community.⁴⁵

The significance of Moore Park, as it relates to the SFS is mainly the aesthetic and historical significance as continuing parkland, originally part of the wider Sydney Common.

7.3.5. Paddington South Heritage Conservation Area (LEP C48)

The Statement of Significance for the Paddington South HCA states that:

The Paddington South Heritage Conservation Area has historic significance as an area of early grants including Gordon's Grant which developed to service the Victoria Barracks and as an 1860-1880 residential subdivision of the Sydney Common. On part of an early grant to Charles Gordon is the site of an early wind driven flour mill in the vicinity of Stewart Place.

The area is significant for the high concentration of Victorian institutional and religious establishments resulting from the original dedication of the land as Sydney Common. The area has aesthetic values for its fine highly consistent streetscapes comprising rows of middle and working class terrace housing, overlaying undulating topography.⁴⁶

The significance of the Paddington South HCA as it relates to the SFS subject site, refers to the adjacent urban development of the Paddington South area, in conjunction with the presence of the Sydney Commons and Victoria Barracks. More importantly, any significant views and vistas to and from the Paddington South HCA should be considered for the current SFS redevelopment project.

7.4. Site Significance Assessment

A detailed archaeological significance assessment for the subject site (both historical and Aboriginal archaeology) has been detailed within the Curio Projects 2018, *Archaeological Assessment for Sydney Football Stadium, Stage 1 Concept Design* (AA) report (Appendix A). A summary of the site's archaeological significance has been provided here, however for detailed archaeological significance assessment, reference should be made to the AA report.

Curio Projects reassessment of the significance of the SFS Redevelopment site agrees with the significance criteria that the draft CMP provided in relation to the site. That is, the SFS Redevelopment site has significance relating to its historical (Criterion A), historic association (Criterion B), aesthetic (Criterion C), social (Criterion D), and scientific/research potential (Criterion E) heritage values. In addition, this significance assessment has determined that the subject site has Aboriginal archaeological significance, and is likely also to have social and cultural significance to the Aboriginal community (to be determined through future consultation with the Aboriginal community, as the determinants of their own heritage).

⁴⁵ Moore Park HCA, State Heritage Inventory Listing, Available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421489>

⁴⁶ Paddington South HCA, State Heritage Inventory Listing, Available at: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2421492>

7.5. Statement of Significance

Overall, the SFS redevelopment site has substantial significance as a key sporting and recreation venue within the Sydney Cricket Ground Trust land (SCG). The subject site includes land that forms part of the SCG Trust land. Its history of land development spans from Aboriginal occupation of the site through to acquisition of the land for the Sydney Common; military training and associated recreation grounds (as part of the Victoria Barracks); as well as adaptation from the mid-1880s onwards for use as a formal Sydney sporting and recreation venue.

The significance of the existing Sydney Football Stadium relates to its presence within the surrounding landscape, its distinctive and innovative architectural design (for stadiums of its' type at the time) and most importantly for providing a stadium that could continue to facilitate key sporting and recreational events within the wider Sydney Cricket Ground (SCG) site. The physical fabric of the extant stadium itself, whilst of architectural merit, and representative of innovation at its time of construction, does not, however, embody or represent, the key intangible values of the SFS.

The significance of the SFS relates to the site's intangible values rather than physical values because its significance is embedded within the continuity of use of the site for major sporting and recreational events over a long period of time, throughout various iterations and alterations. The site's significance is embedded in the social history of the site – people's recollections of key events, the memorable stories of great sporting triumphs, the major sporting achievements and the major failures that occurred at that site over many generations. The events at the site, in this location, rather than the fabric of the stadium are the key intangibles values that underpin the site's heritage significance. In particular, the high social and cultural significance of the site as a place to watch and celebrate major sporting and recreational events has ensured that the site has continued to evolve and improve since its informal use as a sporting and recreation ground for the military in the mid- 1800s through to the present time.

The existing sporting stadium (and therefore, the future sporting stadium as proposed through the concept proposal which this HIS report supports) has aesthetic significance as a distinctive stadium element along the Moore Park Road streetscape, as well as within views from further afield including from the Paddington South HCA, Moore Park, the former Sydney Showground (Entertainment Quarter). The current site represents the historical relationships between the SFS and the SCG, as a key sporting location, and demonstrates the continuous relationship between the SFS and SCG since the late 1800s.

The site has high significance as having been a major source of natural fresh water for Aboriginal and non-Aboriginal people. The swampy landscape with natural springs would have been utilised by Aboriginal people prior to the clearing of the site for use as the Sydney Common. The presence of the Lachlan Swamp and natural springs directly led to the construction of Busby's Bore which was Sydney's most significant fresh water supply from the mid 1830s through to the mid-1850s.

As a result, the overall SFS Redevelopment site has associative significance related to Busby's Bore, as well as the historical and associative significance of the land as an ongoing place of Australian military training and recreational grounds, sporting endeavours, recreational events and achievement.

The site location has high Aboriginal archaeological potential (scientific significance) and is likely to have Aboriginal social and cultural significance as part of a wider Aboriginal cultural landscape (to be further determined and confirmed through ongoing Aboriginal community consultation through the current project).

8.0 Proposed Redevelopment—Stage 1 DA

The SFS Redevelopment Stage 1 application includes a Concept Proposal and Early Works package. The Concept Proposal comprises:

- A new stadium with up to 45,000 seats on the site of the existing stadium including:
 - New facilities for general admission;
 - New playing pitch;
 - Hospitality facilities; and
 - Ancillary food and beverage and entertainment facilities
- New basement with service vehicular access for servicing and bump-in/bump-out.
- New public domain works surrounding the stadium, building on the venue's unique parkland setting.
- Urban Design and Public Domain Guidelines.
- Signage strategy.

Indicative concept building envelope plans are included within the Environmental Impact Statement for the project. These plans outline the extent of the proposed stadium building envelope and surrounding public domain to be included in the Stage 1 planning application.

From a capacity, operational and mix-of-use perspective, the new stadium will be consistent with the existing Allianz Stadium.

The Stage 1 Early Works comprises:

- Site establishment, including erection of site protection fencing and temporary relocation of facilities;
- Decommissioning and demolition of the existing stadium and associated structures including the existing Sheridan, Roosters and Waratahs buildings and the administration building of Cricket NSW to ground level and 'make safe' of the site.
- Use of the existing Moore Park 1 (MP1) car park for construction staging.
- Make good of the site suitable for construction of the new stadium (subject to separate Stage 2 application).

The SFS Redevelopment will create a new stadium with up to 45,000 seats through a range of seating styles and corporate facilities. The stadium will include state of the art technology with digital screens throughout to improve the fan experience. Sightlines will be improved and facilities including catering, amenities and accessibility will be designed to service future needs, creating a world-class customer experience befitting a global city such as Sydney.

Figure 40 to Figure 45 present the Stage 1 concept plans for the development.

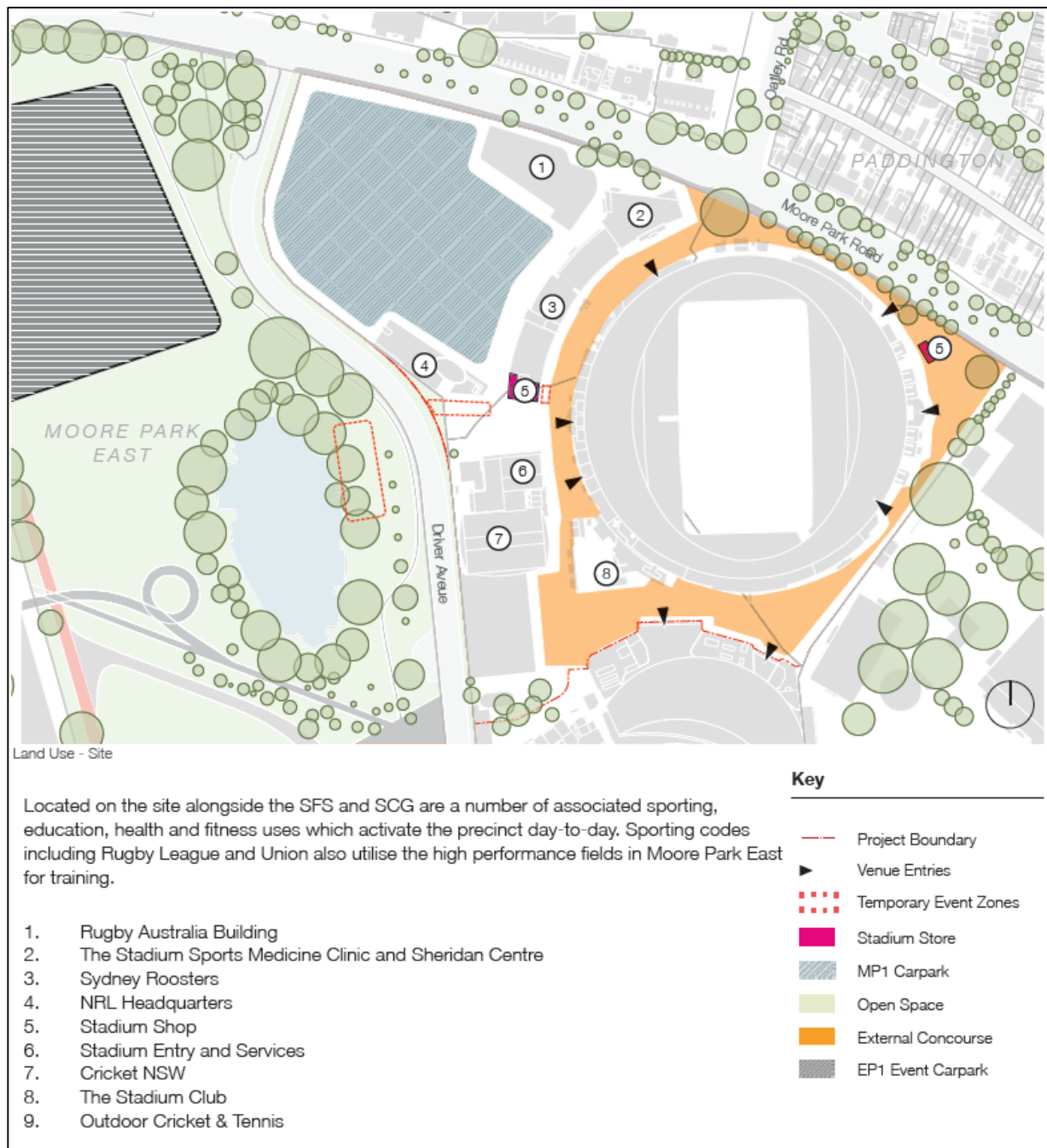


FIGURE 40: EXISTING SITE PLAN (SOURCE: SJB ARCHITECTS, URBAN DESIGN GUIDELINES: 46)

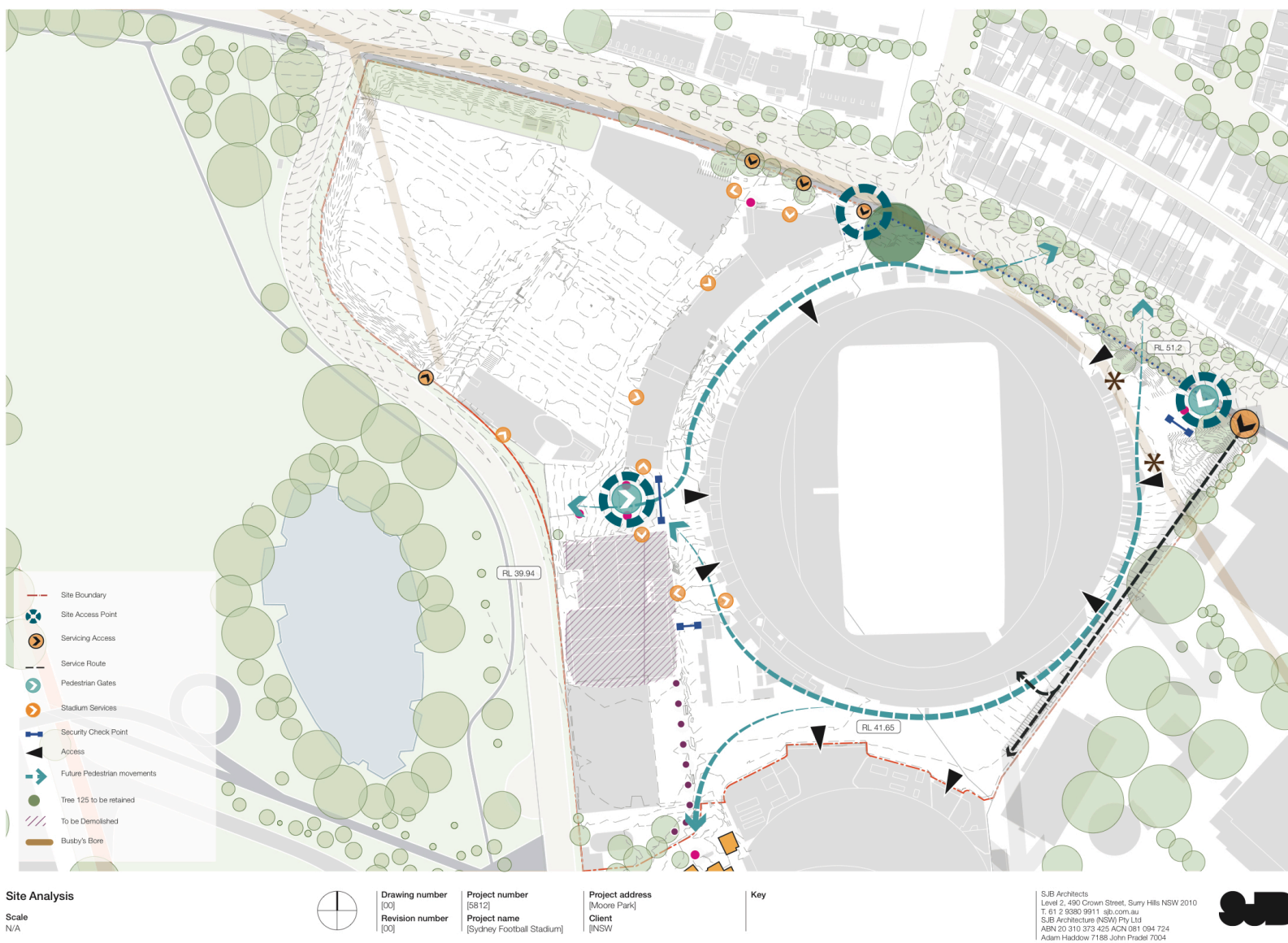


FIGURE 41: SITE ANALYSIS (SOURCE: SJB ARCHITECTS, 2018)

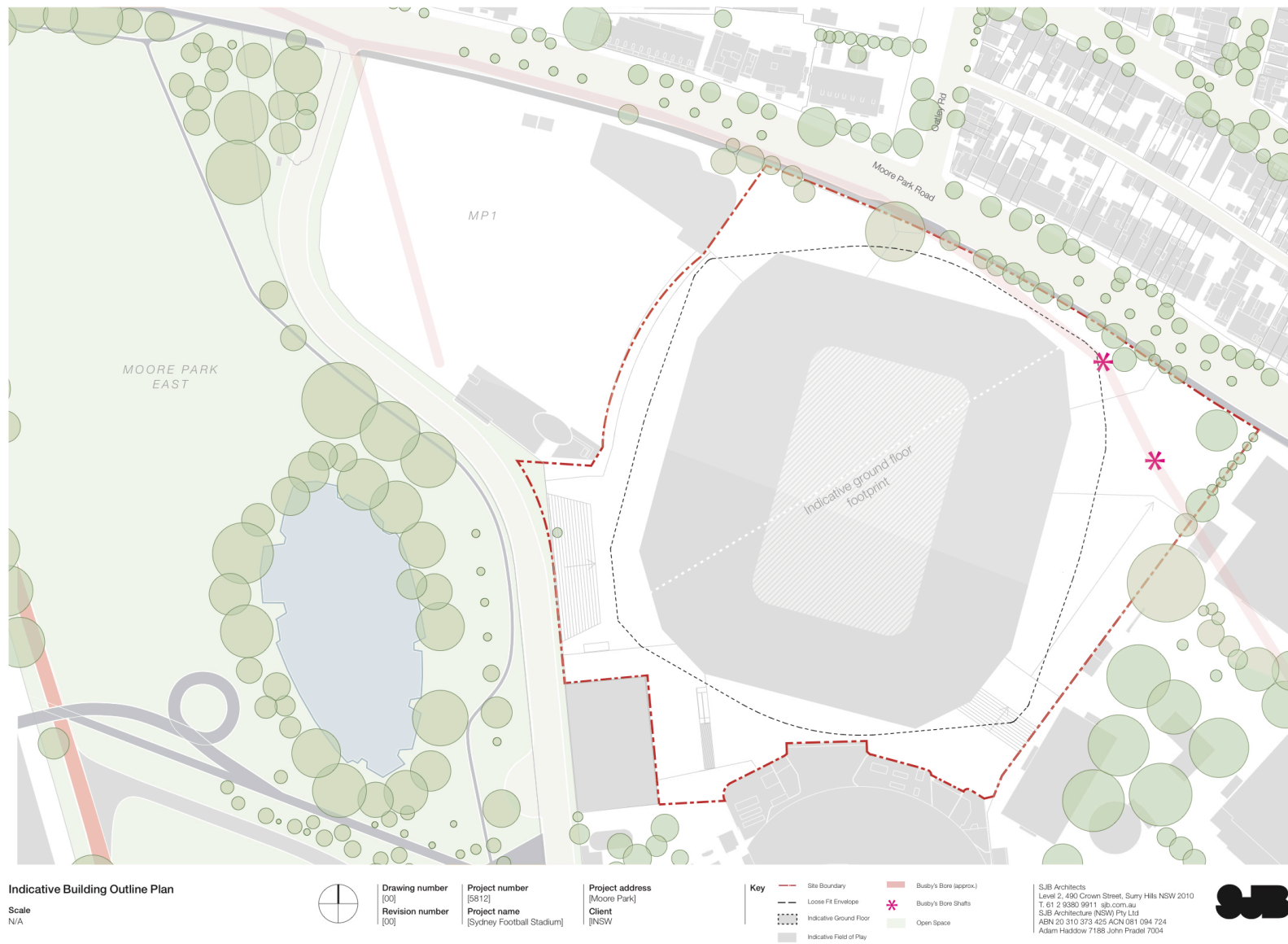


FIGURE 42: INDICATIVE BUILDING OUTLINE PLAN (SOURCE: SJB ARCHITECTS, 2018)



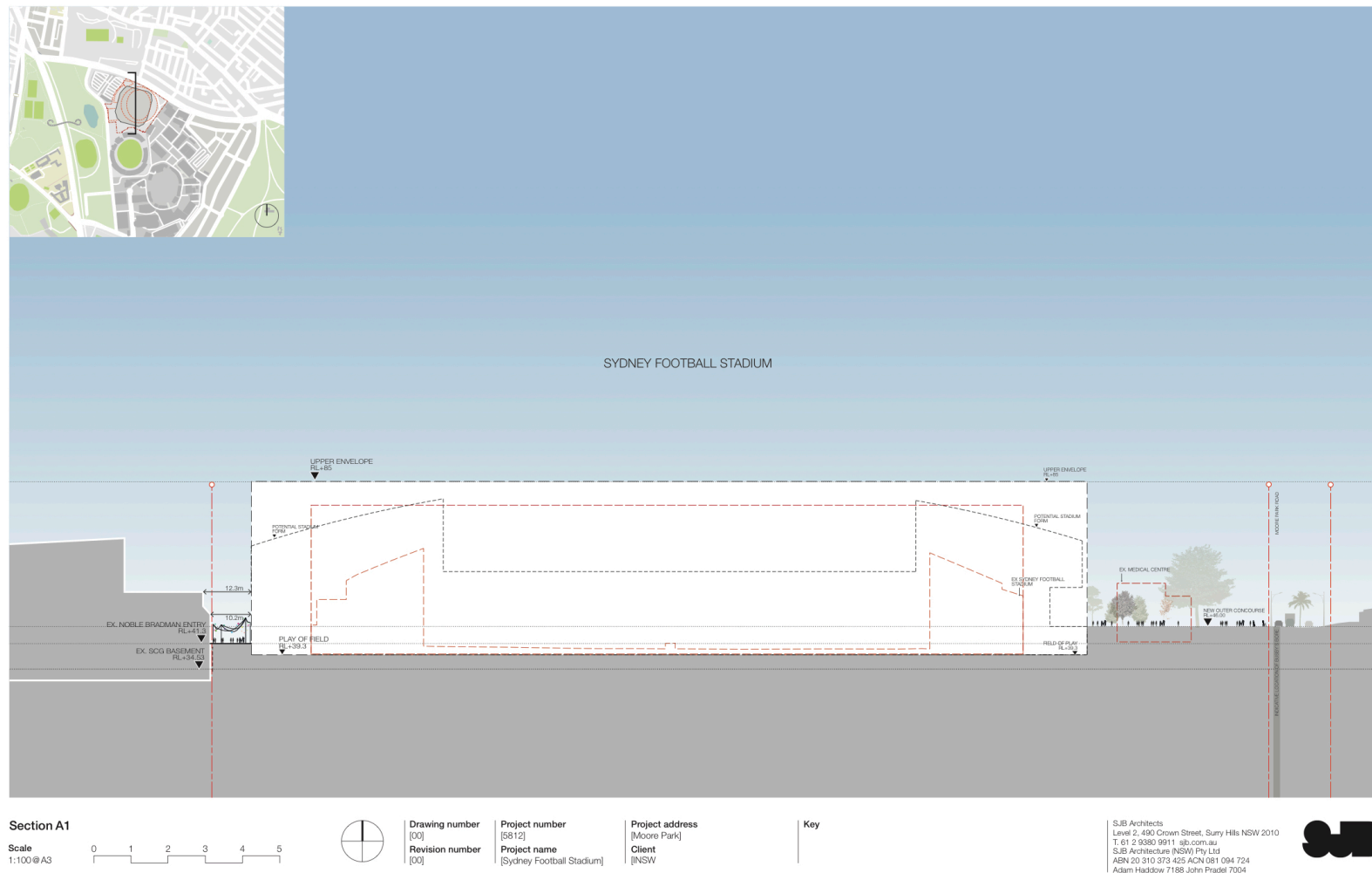


FIGURE 44: SECTION A1 (SOURCE: SJB ARCHITECTS, 2018)