

# **SYDNEY FOOTBALL STADIUM REDEVELOPMENT**

## **STATE SIGNIFICANT DEVELOPMENT APPLICATION**

### **Concept Proposal and Stage 1 Demolition**

**SSDA 9249**

#### **APPENDIX D:**

#### **Design Excellence Strategy**

## Background

The Applicant seeks the approval of the Consent Authority to the SFS Design Excellence Strategy in accordance with clause 1.2(1) of the City of Sydney Competitive Design Policy (Competitive Design Policy).

The SFS Design Excellence Strategy is divided into three parts. Part 1 provides an overview of the proposed project. Part 2 sets out how the proposed project will meet the design excellence requirements of clause 6.21 of the *Sydney Local Environmental Plan 2012*. Part 3 sets out the matters required to be incorporated in SFS Design Excellence Strategy in accordance with clause 1.2(2) of the Competitive Design Policy.

## 1. Stadia Design

### 1.1 The Project

The Sydney Football Stadium (SFS) is a significant component of the sports facilities that comprise the Sydney Cricket and Sports Ground. Completed in 1988, the SFS has hosted numerous sporting events in its 30 years of operation for a number of sporting codes including football (soccer), rugby league and rugby union as well as occasional music concerts.

The NSW Stadia Strategy 2012 provides a vision for the future of stadia within NSW, prioritising investment to achieve the optimal mix of venues to meet community needs and to ensure a vibrant sports and event environment in NSW. A key action of the strategy included development of master plans for Tier 1 stadia and their precincts covering transport, integrated ticketing, spectator experience, facilities for players, media, restaurant and entertainment provision. SFS is one of three Tier 1 stadia within NSW, the others being Stadium Australia (Olympic Park) and the Sydney Cricket Ground (SCG).

In order to qualify for Tier 1 status, a stadium is required to:

- Include Seating capacity greater than 40,000;
- Regularly host international sporting events;
- Offer extensive facilities, including suites, open-air corporate boxes and other function/dining facilities; and
- Be the home ground for sporting teams playing in national competitions.

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 facilities that are required to function as a modern and competitive Tier 1 stadium. The stadium has aged poorly and fails to meet modern expectations of a Tier 1 stadium in terms of patron experience, crowd management, safety/security, accessibility, facilities for hirers, operational efficiency, premium hospitality and food/beverage offerings and media requirements.

Redevelopment of the SFS will ensure the facility becomes:

- A flexible venue suitable for sports, e-sports and major events alike;
- A venue which includes technology for the future;
- A venue for the growth of men's and women's elite sport, as well as the ability to adapt to new sports and the rise of e-sports;
- A publicly accessible entertainment and recreational facility;

- A stadium integrated with its surrounds including Centennial and Moore Parks and the surrounding residential and business areas; and
- That the stadium has a sustainable future.

The SFS Redevelopment will create a new stadium with up to 45,000 seats. 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, public amenities and accessibility will be designed to service current and future needs, creating a world-class customer experience.

## **1.2 Stadium Design**

Stadium design is a specialised task. The nature of stadiums, and in particular Tier 1 stadiums, require a refined functionality that befits their international status. Consequently, there are aspects of stadium design that provide limitations in the ability to develop unique design propositions. These aspects include:

### **1.2.1 Stadium bowl**

The stadium bowl includes the field of play and its surrounding seating. The field of play is dimensioned based on standards for the hosting of sporting games including rugby league, rugby union and football (soccer). Being a Tier 1 stadium, SFS will be required to meet international standards in the dimensions of the field of play. As such this element of the stadium design is fixed.

The seating surrounding the stadium is required to achieve prescribed sightlines (c-values) for spectators. These values ensure adequate viewing of the field of play by spectators and the requirements for Tier 1 stadia are heightened due to the nature of the events that they host.

The field of play and seating create the majority of the bulk and massing of the stadium design. With fixed field dimensions and sightline values for seating, opportunities for variance in the design of the stadium bowl are significantly restricted.

### **1.2.2 Hospitality and Services**

Tier 1 stadia include varied hospitality functions servicing general admission, corporate and VIP spectators. As a minimum, there are dimensional requirements for the servicing of the stadia patrons in access to hospitality including food and beverage and toilet facilities. These space requirements increase for corporate and VIP hospitality provisions and are based on internationally recognised ratios.

### **1.2.3 Circulation**

Stadia regularly host large patron populations. As such there are minimum requirements in terms of circulation to allow for a comfortable and enjoyable visit. Furthermore, these circulation requirements become essential in times of emergency, as space must be adequate to allow egress of patrons.

### **1.2.4 Site Constraints**

Stadia, and in particular Tier 1 stadia, contain large footprints in order to accommodate the field of play, seating and hospitality functions. Consequently, the land take of these facilities can be significant.

The SFS Redevelopment will be sited on land within the control of the SCG Trust. This ensures that additional land is not required to construct the stadium and the redevelopment can continue to take advantage of the proximity to existing and future transport networks and the park land setting.

In the case of the SFS, site area presents further limitations in the ability to develop disparate design solutions. Bound by Moore Park Road in the north, Fox Studios in the east, Sydney Cricket Ground in the South and the NRL Headquarters in the west, there is limited room in which the redeveloped SFS can be constructed. Consequently, the ability to develop multiple solutions for the functional design is compounded by these site limitations.

### 1.2.5 Operations

Stadia operations are a significant component of the design. The SFS is operated by the Sydney Cricket and Sports Ground Trust (SCSGT) which is responsible for the hosting of events and maintenance of the facility. Operational input into the design of the SFS Redevelopment is vital to ensure its ongoing viability. This is compounded by the adjacency of the SCG.

An operational led solution for the SFS Redevelopment requires an iterative process between the stadium design team and the SCSGT. As such the design of the stadium bowl must be fixed through this iterative process to ensure an operationally sufficient stadium that can co-exist with the adjacent SCG.

## 2. Design Excellence

### 2.1 SFS Redevelopment and Design Excellence

The project site is located within the City of Sydney Local Government Area. Statutory approvals will be sought for the project under the *Environmental Planning and Assessment Act 1979*, as State Significant Development (SSD). A staged SSD process will be undertaken that includes:

**Stage 1** – Concept Proposal for the stadium envelope and supporting retail and functional uses as well as development consent for the carrying out of early works comprising demolition of the existing facility and associated structures.

**Stage 2** – detailed design, construction and operation of the stadium and supporting business, retail and functional uses.

Requirements in relation to design excellence from the following documents will be relevant to the SFS Redevelopment:

- *Better Placed- An Integrated Design Policy for the Built Environment of New South Wales*, Government Architect NSW, September 2017
- *NSW State Design Review Panel- Design Review for State Significant Projects- pilot program*, Government Architect NSW, December 2017
- *Sydney Local Environmental Plan, 2012*
- *City of Sydney Competitive Design Policy*, City of Sydney, 2013

The predominant statutory requirement in relation to design excellence for the SFS project are outlined in the *Sydney Local Environmental Plan, 2012* (SLEP). Under the SLEP a competitive design process is required to be undertaken in accordance with *City of Sydney Competitive Design Policy*. The policy provides for the hosting of the ‘architectural design competitions’ or ‘the preparation of design alternatives on a competitive basis.’

Infrastructure NSW (INSW) is committed to the achievement of design excellence for the SFS Redevelopment.

### 2.1.1 Stage 1 SSDA

The proposed concept design will exhibit design excellence where applicable to the stadium envelope as set out below in this Strategy.

The Stage 1 Concept Proposal will include concept plans for the stadium envelope. The proposed plans will:

- (a) meet the specifications for the Project set out in Part 1 as applicable to the stadium envelope;
- (b) exhibit design excellence in accordance with the requirements of clause 6.21(3) of the SLEP and the matters listed in clause 6.21(4) as applicable to the stadium envelope. Clause 6.21(4) of the SLEP is extracted in Attachment B. The matters that may be applicable to the stadium envelope include subclauses 4(d)(iii), (iv), (v), (vii), (ix), (x), (xi) and (xii); and
- (c) meet the requirements of the Urban Design Guidelines for the project as applicable to the stadium envelope

### 2.1.2 Stage 2 SSDA

Clause 6.21(5) of the SLEP provides that development consent must not be granted to development to which this clause applies unless a competitive design process has been held in relation to the proposed development. For the purposes of this clause, proposed development includes development having a capital investment value of more than \$100,000,000. The proposed development will exceed this threshold.

Prior to the lodgement of the Stage 2 development application, the Applicant will undertake a 'design alternatives' competitive process in accordance with clause 4.1 of the Competitive Design Policy.

INSW will develop a design for a stadium bowl that meets the requirements and constraints for the Project outlined in Part 1. This bowl will form the basis of the Concept development application 'envelope' enabling 3 suitably qualified design consortia consisting of architects and landscape architects to develop integrated concepts for the external design (façade, roof and structure) and the public domain on a competitive basis.

The winning Competitor will form the lead designer for the competition elements and retain responsibility for the development of documentation to support the Stage 2 SSDA. The winning Competitor will be required to collaborate with a stadium designer to ensure consistent quality across the project with stadium designer responsible for development of the functional architectural requirements of the stadium bowl. Where the winning competition team includes other design professions, such as landscape architecture, these firms will also form part of the lead design team for the duration of the project.

Subject to the approval of the Consent Authority, the competitive design is to be undertaken in accordance with Part 3 of this Strategy.

The Stage 2 development application will then seek consent for the detailed design for the Project in accordance with the outcome of the competitive design process.

### 3. Strategy

#### 3.1 SFS Design Excellence Strategy

INSW will undertake a design alternatives process on a competitive basis in accordance with this Design Excellence Strategy prior to lodgement of the detailed Stage 2 development application. The following outlines how this Design Excellence Strategy will meet the requirements of the City of Sydney Competitive Design Policy:

City of Sydney Competitive Design Policy	Response
1.2(2)(a) Location and extent of each competitive design process	The location and extent is indicated at Attachment A. Within this site boundary competition entrants will be required to develop concepts for the public domain as well as the stadium façade and roof form.
1.2(2)(b) The type of competitive design process to be undertaken	The competitive process will be the preparation of design alternatives on a competitive basis
1.2(2)(c) The number of designers involved in the process	Three (3) design consortia consisting of architects and landscape architects will be nominated by the Developer (INSW) and requested to submit proposals
1.2(2)(d) How architectural design variety is to be achieved across large sites	This requirement is not applicable to the SFS Redevelopment as a single main building form is proposed to occupy the entire site.
1.2(2)(d) Options for distributing any additional floor space area or building height which may be granted by the consent authority for demonstrating design excellence through a competitive design process.	This requirement is not applicable to the SFS Redevelopment as no additional floor space or height will apply.

Each of the three design consortia will be given 28 days to prepare proposals based on a Competitive Design Process Brief that is first approved by the Consent Authority.

INSW will nominate and constitute an assessment panel to assist with the selection of the preferred design. The Panel will comprise:

- NSW Government Architect or representative (Chair)
- 1 independent panel member
- Representative of Infrastructure NSW
- Representative of City of Sydney

An observer will be nominated by the Consent Authority to oversee the selection process. The assessment panel will assess proposals based on the requirements of the SLEP, the principles outlined in *Better Placed* as contained in Attachment B, the Urban Design Guidelines, and in accordance with the requirements of clause 4.2 of the Competitive Design Policy.

At the conclusion of the selection process a Competitive Design Alternatives Report (signed by members of the assessment panel) will be submitted to the Consent Authority for endorsement. The process for submission to the Consent Authority will include:

- Letter to the Consent Authority (Department of Planning and Environment as delegate to Minister for Planning) requesting endorsement of the Competitive Design Alternatives Report.

- Department of Planning and Environment to seek the views of Government Architect NSW in determining endorsement of the Competitive Design Alternatives Report.
- Department of Planning and Environment to provide determination of endorsement of the Competitive Design Alternatives Report in letter of advice to Applicant.

The report will provide assessment of the competition entries against the design excellence requirements of the Sydney LEP 2012 (section 6.21) and the principles of Better Placed (refer Attachment B), and the Urban Design Guidelines (Attachment C).

### **3.2 Design Integrity process**

Infrastructure NSW will continue the role of the assessment panel for the competition through the design development process. The Panel will be responsible for ensuring the design integrity of the successful competition design through the Stage 2 SSDA process. This will include an iterative process between the Panel and Infrastructure NSW (and the successful construction contractor) to ensure the design retains design excellence through to Stage 2 SSDA documentation, accounting for any conditions of consent of the Stage 1 SSDA.

The Panel will utilise the criteria at Attachment B to review the design prior to lodgement with the Stage 2 SSDA and provide a report that will be appended to the EIS. The report will include:

- Overview of the winning competition design
- Discussion of any implications of the Stage 1 consent on the winning design
- Discussion on any modifications to the winning design, including discussion regarding the retention of design integrity through any modifications
- Confirmation of the submitted design adherence to achieving design excellence as defined by section 6.21 of the Sydney LEP 2012 and the principles of Better Placed.

The report will be signed by all panel members prior to submission with the Stage 2 SSDA.

Advice will be provided by the panel following each presentation, meeting, and workshop. The advice will be addressed by INSW Design Team at the subsequent presentation, meeting or workshop. Where commercial in confidence issues are present (i.e. the tender process), only Panel commentary on the successful tender will be reported. Anticipated milestones for panel meetings include:

- Upon appointment of a successful D&C Contractor and determination of the Stage 1 SSDA.
- During development of Stage 2 SSDA documentation (anticipate 2 meetings required).
- Prior to lodgement of Stage 2 SSDA
- Post determination of the Stage 2 SSDA in accordance with design development milestones (to be determined by the successful D&C Contractor).



### Attachment A- Site Location and Extent





**Attachment B- Panel Assessment Criteria**

Document	Criteria
Better Placed- Good Design Objectives	<p>Better Fit- contextual local and of its place</p> <p>Better Performance- sustainable, adaptable and durable</p> <p>Better for Community- inclusive, connected and diverse</p> <p>Better for People- safe, comfortable and liveable</p> <p>Better Working- functional, efficient and fit for purpose</p> <p>Better Value- creating and adding value</p> <p>Better Look and Feel- engaging, inviting and attractive</p>
Sydney Local Environmental Plan 2012, cl 6.21(4)	<p>(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,</p> <p>(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</p> <p>(c) whether the proposed development detrimentally impacts on view corridors,</p> <p>(d) how the proposed development addresses the following matters:</p> <p>(i) the suitability of the land for development,</p> <p>(ii) the existing and proposed uses and use mix,</p> <p>(iii) any heritage issues and streetscape constraints,</p> <p>(v) the bulk, massing and modulation of buildings,</p> <p>(vi) street frontage heights,</p> <p>(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,</p> <p>(viii) the achievement of the principles of ecologically sustainable development,</p> <p>(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,</p> <p>(x) the impact on, and any proposed improvements to, the public domain,</p> <p>(xi) the impact on any special character area,</p> <p>(xii) achieving appropriate interfaces at ground level between the building and the public domain,</p> <p>(xiii) excellence and integration of landscape design.</p>

**Attachment C- Urban Design Guidelines**

From: Olivia Hyde <Olivia.Hyde@planning.nsw.gov.au>  
Subject: RE: SFS Design Excellence Strategy  
Date: 18 May 2018 at 3:27:43 pm AEST  
To: Tom Kennedy <tom@gtkconsulting.com.au>, Peter Poulet  
<Peter.Poulet@planning.nsw.gov.au>  
Cc: David Riches <david.riches@infrastructure.nsw.gov.au>, Lee Hillam  
<Lee.Hillam@planning.nsw.gov.au>, Diana Snape  
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Dear Tom,

Thank you for your letter.  
We have reviewed the attached Design Excellence Strategy (v5).  
We confirm that the attached Strategy has been developed in  
consultation with and to the satisfaction of GANSW.

Sincerely,

Olivia Hyde  
(on behalf of Peter Poulet)



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