
Urban Design Report

SJB



Sydney Football Stadium

Urban Design Report

Conditions B10 & B12-14

Prepared for
INSW

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1.1 Project Overview

Introduction

This report supports a State Significant Development (SSD) Development Application (DA) for the redevelopment of the Sydney Football Stadium (SFS), which is submitted to the Minister for Planning pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (RP&A Act). The redevelopment is being conducted in stages comprising the following planning applications:

- 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, including 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

Development consent was granted for the Concept Proposal and detailed approval to carry out early works and demolition (SSD 18_9249) by the Minister for Planning on 6 December 2018.

This report related to the Stage 2 application and considers the detailed design, construction and operation of the new Sydney Football Stadium pursuant to the approved Concept Proposal. Infrastructure NSW is the proponent of the Stage 2 DA.

Background

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, corporate, restaurant and entertainment provision. SFS is one of the three Tier 1 stadia within NSW, the others being Stadium Australia (Olympic Park) and the Sydney Cricket Ground.

- 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 corporate facilities, including suites, open-air corporate boxes and other function/dining facilities, and;
 - be the home ground for sporting teams playing in national competition

On 6 December 2018, development consent was granted for the Concept Proposal and Early Works/ Demolition stage of the SFS redevelopment (SSD 18_9249). This consent permitted the completion of demolition works on the site and established the planning and development framework through which to assess this subsequent Stage 2 application. Specifically, State Significant Development Consent SSD 18_9249 encompassed:

- A Concept Proposal for:
- A maximum building envelope for the stadium with capacity for 45,000 seats (55,000 patrons in concert mode) and 1,500 staff
 - Urban Design Guidelines and a Design Excellence Strategy to guide the detailed design of the stadium at Stage 2
 - General functional parameters for the design and operation of the new stadium, including:
 - Range of general admission seating, members areas, premium box/terrace, function/lounge and corporate suite options;
 - Administration offices;
 - New roof with 100% drip-line coverage of all permanent seating;
 - Flood lighting, stadium video screens and other ancillary fittings;
 - Food and beverage offerings;
 - Facilities for team, media, administration and amenity such as changing rooms, media rooms and stadium; and
 - Provision for ancillary uses within the stadium and surrounds.
 - Principles and strategies for transport and access arrangements
 - Indicative staging of the development

- Detailed consent for the following works:
- The demolition of the existing SFS and ancillary structures, including the existing Sheridan, Roosters, Waratahs and Cricket NSW buildings down to existing slab level
 - Site and construction management, including use of the existing MP1 car park for construction staging, management and waste processing, and provisions for temporary pedestrian and vehicular access management
 - The protection and retention of Tree 125 (Moreton Bay Fig adjacent to Moore Park Road) and Tree 231-238 cluster (Hills Weeping Fig and others near Paddington Lane) and all existing street trees located outside of the site boundary, with the removal of all other vegetation within the proposed future building footprint
 - Works to make the site suitable for the construction of the new stadium (subject to this separate Stage 2 application)

Site Description

The site is located at 40-44 Driver Avenue, Moore Park within the Sydney Cricket Ground Precinct. It is bound by Moore Park Road to the north, Paddington Lane to the east, the existing SCG stadium to the south and Driver Avenue to the west. The site is located within the City of Sydney local government area.

The site is legally described as Part Lots 1528 and 1530 in Deposited Plan 752011 and Lot 1 in Deposited Plan 205794. The site is Crown Land, with the SCSGT designated as the sole trustee under the Sydney Cricket and Sports Ground Act 1978. The site is wholly contained within designated land controlled by the Sydney SCSGT under Schedule 2A of the Sydney Cricket and Sports Ground Act 1978.

In a broader context, the site is largely surrounded by Centennial and Moore Parks, the Fox Studios and Entertainment Quarter precincts and the residential suburb of Paddington. Located approximately 3km from the Sydney CBD and approximately 2km from Central Station, the site is connected to Sydney's transport network through existing bus routes and will benefit from a dedicated stop on the soon to be completed Sydney CBD and South East Light Rail.

Overview of Proposed Development

The application represents the next phase in the SFS redevelopment. It seeks consent for the detailed design, construction and operation of the new stadium as ‘Stage 2’ of the redevelopment, which includes:

- Construction of a new stadium with up to 45,000 seats (55,000 capacity in concert-mode), including playing pitch, grandstands, sports and stadium administration areas, food and drink kiosks, corporate facilities and all other aspects of a modern stadium;
- Operation and use of the stadium and surrounding site area for a range of sporting and entertainment events;
- Vehicular and pedestrian access and circulation arrangements, including excavation to deliver a partial basement level for storage, internal loading, direct vehicular connection to the Bradman-Noble Stand and servicing at the playing pitch level;
- Reinstatement of the MP1 car park following the completion of construction, including enhanced vehicle rejection facilities and direct vehicular connection to the new stadium basement level;
- Public domain improvements within the site boundary, including hard and soft landscaping, to deliver a range of publicly accessible, event and operational areas;
- Provision of new pedestrian and cycling facilities within the site;
- Signage, including building identification signage, business identification signage and a wayfinding signage strategy; and
- Extension and augmentation of physical infrastructure/ utilities for the development within the site.

The proposed development is consistent with the approved Concept Proposal pursuant to State Significant Development Consent SSD 9249.

The Moore Park Masterplan 2040 Review and Implementation Plan

This report has been prepared to address the future assessment requirements set out in Schedule 2 Part B of the State Significant Development Context SSD 9249 - Consent conditions B10, B12-14.

This document builds on an initial review of the Moore Park Master Plan 2040 included in the *Sydney Football Stadium Urban Design Guidelines* included in the ‘Concept Proposal and Stage 1 SSDA’. It highlights:

- principles, moves and opportunities and strategies within the plan which can be supported either directly or indirectly by the development; and
- how the development on the site can contribute positively towards and support the principles, moves, opportunities and strategies within the Masterplan
- evidence of consultation and feedback from Centennial Parklands and Moore Park Trust (CPMPT)



Figure 01: Sydney Football Stadium - SSD Project Boundary

Key

- Site Boundary
- ① Albert "Tibby" Cotter Bridge
- ② Kippax Lake
- ③ NRL Headquarters
- ④ Rugby Australia
- ⑤ Outdoor Wickets
- ⑥ Tramway Oval

Condition and Response Summary

No.	Condition	How condition is addressed within this document
Review of Pedestrian Connections		
B10	Prior to lodgement of the future development application, a comprehensive review of pedestrian connections between the site and adjoining lands on the eastern and south eastern boundary of the site, must be undertaken, to assess the suitability of such a connection having regard to:	N/A
B10a	a) safety of such pedestrian movements between the site and the adjoining lands;	This item is addressed in <i>2.1: Review of Pedestrian Connections</i> and references <i>Moore Park Master Plan 2040</i>
B10b	b) positive and negative impacts of the permeability between the residential development on the eastern side and the public use of the stadium; and	This item is addressed in <i>2.1: Review of Pedestrian Connections</i>
B10c	c) resultant environmental amenity impacts on the adjoining or nearby residents on the eastern side in terms of noise, privacy and crime prevention/anti-social behaviour. This review must be undertaken in consultation with the CCC, the owners/occupiers of businesses within the identified adjoining land, the Council and be made available on the Applicant's website	This item is addressed in <i>2.1: Review of Pedestrian Connections</i>
Moore Park Master Plan 2040		
B12	Prior to lodgement of the future development application for the detailed design and operation of the stadium, a comprehensive review of the Moore Park Master Plan 2040 must be undertaken to identify:	N/A
B12a	a) specific principles, moves and opportunities and strategies within the plan which can be supported whether directly or indirectly by the development; and	<p>This item is addressed in <i>Chapter 3: Moore Park Master Plan Review</i></p> <p>This document is structured to address the objectives, key moves and strategies outlined under the Moore Park Masterplan's six main themes: Green, Heritage, Access, Sports, Leisure and Entertainment.</p>
B12b	b) how the development on the site can contribute positively towards and support the principles, moves, opportunities and strategies within the Masterplan.	<p>This item is addressed in <i>Chapter 3: Moore Park Master Plan Review</i></p> <p>For each key move and strategy, opportunities to support whether directly or indirectly have been highlighted and the specific SFS project response has been outlined. This is supported by drawings and diagrams where appropriate in chapter two of the document</p>
B13	This review must be undertaken in consultation with Centennial Parklands and Moore Park Trust and the CCC	A review of the Moore Park Masterplan 2040 was completed in consultation with the Centennial Parklands and Moore Park Trust on April 3rd 2019 and with CCC on 10 April 2019.
B14	Details of the evidence of consultation and the feedback must be included in the review. The report in relation to the review must be made available on the Applicant's website	Evidence of consultation has been included within this document in <i>3.7 Consultation and Feedback from CPMPT</i> , p26.

Introduction

Setting out the parameters of the Master Plan review and outlining the characteristics of the Sydney Football Stadium and public domain design