

SSD 9835 Sydney Football Stadium Redevelopment Section 4.55 Modification

Precinct Village and Car Park (MOD 7) Architectural Design Statement Addendum

Report by Cox Architecture

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Introduction



Artist's Impression

Introduction

1. Introduction

On 6 December 2018, the then Minister for Planning approved a concept development application and concurrent early works package (SSD 9249) to facilitate redevelopment of the Sydney Football Stadium.

The concept approval established the maximum building envelope, design and operational parameters for a new stadium with up to 45,000 seats for patrons and allowing for 55,000 patrons in concert mode. The concurrent Stage 1 works, which were completed on 28 February 2020, facilitated the demolition of the former SFS and associated buildings.

Stage 2 of the Sydney Football Stadium (SFS) Redevelopment (SSD 9835) was approved by the Minister for Planning and Public Spaces on 6 December 2019. Stage 2 provides for:

- construction of the stadium, including:
 - 45,000 seats (additional 10,000 - person capacity in the playing field in concert mode) in four tiers including general admission areas, members seating and corporate / premium seating;
 - roof cover over all permanent seats and a rectangular playing pitch;
 - a mezzanine level with staff and operational areas;
 - internal pedestrian circulation zones, media facilities and other administration areas on the seating levels;
 - a basement level (at the level of the playing pitch) accommodating pedestrian and vehicular circulation zones, 50 car parking spaces, facilities for teams and officials, media and broadcasting areas, storage and internal loading areas;
 - food and drink kiosks, corporate and media facilities; and
 - four signage zones.
- construction and establishment of the public domain within the site, including:
 - hard and soft landscaping works;
 - publicly accessible event and operational areas;
 - public art; and
 - provision of pedestrian and cycling facilities.
- wayfinding signage and lighting design within the site;

- reinstatement of the existing Moore Park Carpark 1 (MP1) upon completion of construction works with 540 at-grade car parking spaces and vehicular connection to the new stadium basement level;

- operation and use of the new stadium and the public domain areas within the site for a range of sporting and entertainment events; and

- extension and augmentation of utilities and infrastructure.

SSD 9835 has been modified on five previous occasions:

- MOD 1 amended Conditions B14 and B15 to satisfy the regulatory requirements of the Contaminated Land Management Act 1997;
- MOD 2 approved the design, construction and operation of the Stadium Fitness Facilities;
- MOD 3 approved design refinements to the western mezzanine and introduced a new condition to facilitate approval of signage details within the approved signage zones;
- MOD 4 relocated the approved photovoltaic array from the SFS roof to the Level 5 plant room roofs and revised the approved sustainability strategy; and
- MOD 5 updated plan references and dates in the Instrument of Consent.

A sixth modification which seeks approval for the fit out and operation of the SFS' eastern mezzanine for the Sydney Roosters Centre of Excellence (MOD 6) is on public exhibition from 19 August 2021 to 1 September 2021.

2. Precinct Village and Car Park

2.1. Vision

Venues NSW (VNSW) is proposing to introduce a village community space, event plaza and multi level car park to complement the SFS and adjoining Moore Park and Centennial Parklands. The proposed development will facilitate the permanent closure of the EP2 on-grass parking areas within Moore Park opposite the MP1 car park once the development is commissioned and enable its use for open space purposes consistent with the Moore Park Masterplan.

The vision for the Precinct Village and Car Park is set out below:

The Precinct Village and Car Park provides a platform and canvas for an exceptional community asset and iconic design, that visually and physically connects to the adjacent Moore Park East and Kippax Lake. It provides patrons with quality café and dining experiences in an idyllic parkland setting and well-being play and relaxation nodes which engage with all ages. An event plaza, connected to the Stadium plaza provides a seamless opportunity for greater patron and community engagement through non-event and event day functions (Architectural Design Statement, Cox August 2021).

2.2. Location

The Precinct Village and Car Park is proposed to be located on the land west of the SFS, currently approved under SSD 9835 as the MP1 Car Park. It will extend to Moore Park and Driver Avenue and will adjoin the existing UTS, Rugby Australia and NRL Central buildings, all of which are to be retained and do not form part of the project site. A Location Plan is provided at Figure 2.

2.3. Development Description

The Precinct Village and Car Park has been designed to align with the conditions and commitment established within SSD 9835, particularly relating to delivering a LEED Gold rated sustainable precinct, and will include:

- Up to a maximum of 1,500 space multilevel carpark below ground level with the following access arrangements:
 - 1 x egress point onto Moore Park Road to be used on event days only;
 - 1 x two-lane access point from Driver Ave to be used on event and non-event days; and
 - dedicated area within the car park for operation/servicing vehicles.

- Reconfiguration of the currently approved drop off requirements for the elderly and mobility impaired.

- Free flow level pedestrian access to and from the SFS concourse from Driver Ave and Moore Park Road.

- Electric car charging provision.

- A versatile and community public domain, comprising:
 - provision for 4 x north-south orientated tennis courts on non-event days with the potential to become an event platform on event days;
 - children's playground;
 - 1,500m2 cafe / retail / restaurants with associated amenities in a single storey pavilion (6 metres) low level;
 - customer service office and ticket window; and
 - vertical transport provisions.

- Utilities provision augmentation.

2.4. Proposed Operation

The Precinct Village is proposed to be accessible from 8am to 11pm to align with the approved operating hours for the SFS.

The tennis court operating hours are proposed to be the same as the approved operating hours for the Stadium Fitness Facilities.

The car park will be automated, replicating the existing arrangements at the nearby Entertainment Quarter and will be accessible 24 hours a day, 7 days a week.

The public domain is proposed to be curated as a series of distinct, flexible and purpose specific settings for event day patrons and the general public. These inviting public places will offer rich, engaging and shared experiences. An indication of the activity types, frequencies and durations proposed within the public domain is provided in the Architectural Design Statement (Cox Architecture) and Planning Statement (Ethos Urban).

2.5. Delivery

The Precinct Village and Car Park is proposed to be delivered in two stages:

- Stage 1, herein referred to as the East Car Park, consists of the area between the Rugby Australia and NRL Central buildings, immediately adjacent to the SFS concourse.
- Stage 2, herein referred to as the West Car Park, consists of the residual area immediately adjacent to the proposed East Car Park, bounded by Driver Ave and Moore Park Road.

The East Car Park is proposed to be delivered ahead of the opening of the SFS in 2022. The West Car Park is proposed to be delivered after the SFS opening, sometime in 2023.

3. Proposed Modifications

To facilitate the Precinct Village and Car Park, SSD 9249 and SSD 9835 are required to be modified. The proposal would also require amendment to approved elements of SSD 9249 (Stage 1 Concept Approval for the main stadium) including:

- Revision to the current restriction of a maximum 600 parking spaces to be provided on the site; and
- Amend the approved building envelope which is currently limited to the main stadium.

The proposal would require amendment to approved elements of SSD 9835 including:

- Vehicular access arrangements from Driver Avenue
- Tree planting and landscaping
- Maximum number of car parking numbers (including DDA spaces)
- Vehicle rejection roundabout within the MP1 car park and drop off/pick up arrangements for the mobility impaired.

4. Purpose of this Architectural Design Statement Addendum

This Architectural Design Statement Report has been prepared to support the Precinct Village and Car Park modification. This Report specifically addresses the Secretary's Environmental Assessment Requirements (SEARs) issued in respect of SSD 9825 and as relevant to the Precinct Village and Car Park project.

Venues NSW has engaged a specialist consultant team to prepare the Section 4.55 modifications to SSD 9249 and SSD 9835. The specialist reports that will be submitted with the Section 4.55 modifications when submitted to the Department are listed below:

- Planning Statement prepared by Ethos Urban;
- Design Integrity Assessment Report prepared by Cox Architecture;
- Landscape plans and Landscape Design Report prepared by Aspect;
- Transport Assessment prepared by JMT;
- Noise and Vibration Assessment prepared by Arup;
- Stormwater and Flooding Assessment prepared by Arup;
- Visual Impact Assessment prepared by Ethos Urban;
- Social/Economic Statement prepared by Ethos Urban;
- Heritage Impact Statement prepared by Artefact;
- Sustainability Assessment prepared by LCI;
- Security Statement/CPTED prepared by Intelligent Risks;
- Contamination Assessment prepared by Douglas Partners;
- Aborigicultural Assessment prepared by Tree IQ;
- Wind Assessment prepared by Arup;
- Infrastructure Services Strategy prepared by Arup;
- Geotechnical Assessment prepared by Arup;
- Public Domain Lighting Assessment prepared by Arup;
- Accessibility Statement prepared by Before Compliance; and
- BCA Assessment prepared by Blackett Maguire Goldsmith

Introduction

5. Event and Activity Types

The Precinct Village is proposed to be curated as a series of distinct, flexible and purpose specific settings for event day patrons and the general public. These inviting public places will offer rich, engaging and shared experiences.

Condition A17 of the SSD 9835 already permits the use of the public domain areas outside the stadium footprint for use by the public for a range of events and activities. These include gathering spaces, organised temporary activities or event days, amenities, circulation purposes and active and passive outdoor recreational activities. The activities and events proposed within the Precinct Village are consistent with those approved under Condition A17.

For the purposes of the proposed Section 4.55(2) modification to SSD 9835, the following provides an indication of how the Precinct Village may be activated on event and non-event days. Consistent with Condition A18, the use of the public domain areas within the Precinct Village on event days will be documented in the Event Management Plan currently under preparation and required to be approved by the Planning Secretary.

Consent for any stand-alone events (particularly on non-event days) that are not captured by Conditions A17 and the Event Management Plan will be subject of a separate future approval.



Figure 1: Precinct Village Open Space

Event and Activity Types: Table 1

	Event Days	Non-Event Days
Gathering Spaces	<ul style="list-style-type: none">• Live site for sold out events to encourage general public to enjoy the atmosphere• Merchandise vans and marquees selling event and team merchandise	<ul style="list-style-type: none">• Informal gatherings/picnics by families and small groups• Garden style chairs and umbrellas
Organised Temporary Activities / Events	<ul style="list-style-type: none">• Pop up bars/tents/marquees• Mobile vans, ball kicking/hitting zone, etc• Marquees including stand up cash bar, cocktail style functions, or more formal sit down style functions involving internal AV and big screens• Accreditation/Media/Volunteer Centre and Ticket Collection facilities	<ul style="list-style-type: none">• Markets and stalls (e.g.: farmers market, book fair, etc)
Amenities and Circulation Purposes	<ul style="list-style-type: none">• Cloaking area for concert and event patrons• Queuing/holding area for concerts allowing patrons who wish to arrive early to secure premium positions (e.g.: front of the stage) to enjoy the Precinct• Potential for public announcements/music	<ul style="list-style-type: none">• Potential for public announcements/music
Active and Passive Outdoor Recreational Activities	<ul style="list-style-type: none">• Tennis court use (organised events)	<ul style="list-style-type: none">• Tennis court use including personal training sessions for use by Stadium Fitness Facilities members• Children play, sitting & eating, recreation (kicking footy, etc)

Introduction

Site Description

The site is located at the corner of Moore Park Road and Driver Avenue, Moore Park, and is contained within the existing MP1 West and East car park.

In a broader context, the site is largely surrounded by Centennial and Moore Parks, the Sydney Cricket Ground (SCG), 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 also benefits from a dedicated stop on the recently completed Sydney CBD and South East Light Rail.

Legend

- Approved Site Boundary
- Proposed Precinct Village and Car Park
- Centennial / Moore Park
- Light Rail
- LGA Boundaries



Figure 2: Regional Site Context Plan

Legend

- ▬ Approved Site Boundary
- ▬ Proposed Precinct Village and Car Park
- Light rail
- ▬ Centennial / Moore Park
- ▬ Victoria Barracks
- ▬ Fox Studios
- ▬ Entertainment Quarter
- ▬ Sydney Boys and Girls High School

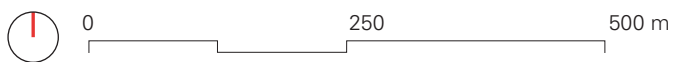


Figure 3: Site Area and Local Plan



Site Analysis



Artists' Impression

Site Analysis

Site Boundary

The project site is located on Venues NSW lands alongside SFS and SCG. There are a number of associated sporting, education, health, and fitness uses which activate the Precinct day to day.

Buildings currently bounding the site are the UTS Sydney, Rugby Australia and the National Rugby League Central buildings.

- 1. Precinct Village and Car Park (currently approved as the formerly MP1 car park)
- 2. UTS, Rugby Australia Building
- 3. National Rugby League Central (NRL Central)
- 4. Sydney Football Stadium (SFS)
- 5. Sydney Cricket Ground (SCG)
- 6. Sydney Fitness Facility (SFF)
- 7. Kippax Lake

Legend

- - - Approved Site Boundary
- Proposed Precinct Village and Car Park

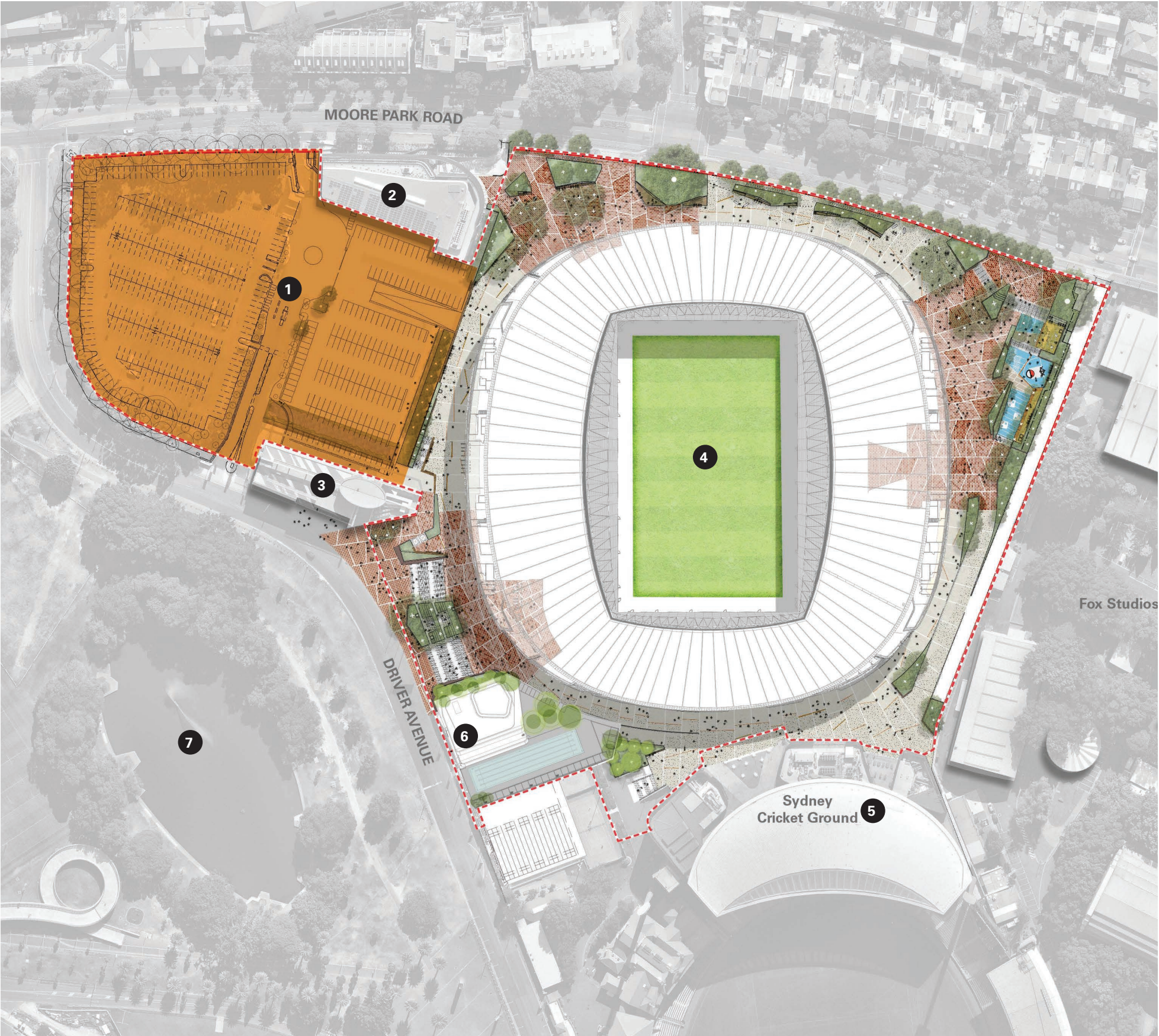


Figure 4: Site Context

Site Analysis Plan

Access and Movement

Key site access points to the site are located along Moore Park Road and Driver Avenue. The predominant pedestrian access point into the site is from Moore Park, adjacent to the UTS Rugby Australia Building and vehicular access from Driver Avenue, adjacent to the NRL Central.

The site is currently approved under SSD 9835 for the construction of a 540 space at grade car park for the use of Stadium staff and members, and to facilitate drop off and pick up, particularly for the elderly and mobility impaired. If constructed as approved, the MP1 car park would be limited in terms of public access and function.

There is an extensive network of pedestrian routes which connects the SFS to it's surroundings. This network supports walking as a transport mode accessing the SFS, either as a single trip or part of a journey comprising another transport mode such as light rail, bus or heavy rail from Central Station.

Cultural and Heritage Significance

The SCG has a rich sporting history which is acknowledged on-site through its ongoing sporting uses and heritage interpretation. There are a number of sculptures, plinths and plaques distrusted through both the SFS and SCG sites and the SCG Walk of Honour which contribute to the communication of that sporting history to the public.

The landscape character of Moore Park is historically significant and demonstrates the 150 year history of the Park and Centennial Parklands. The oldest planting adjacent to the site surrounds Kippax Lake.

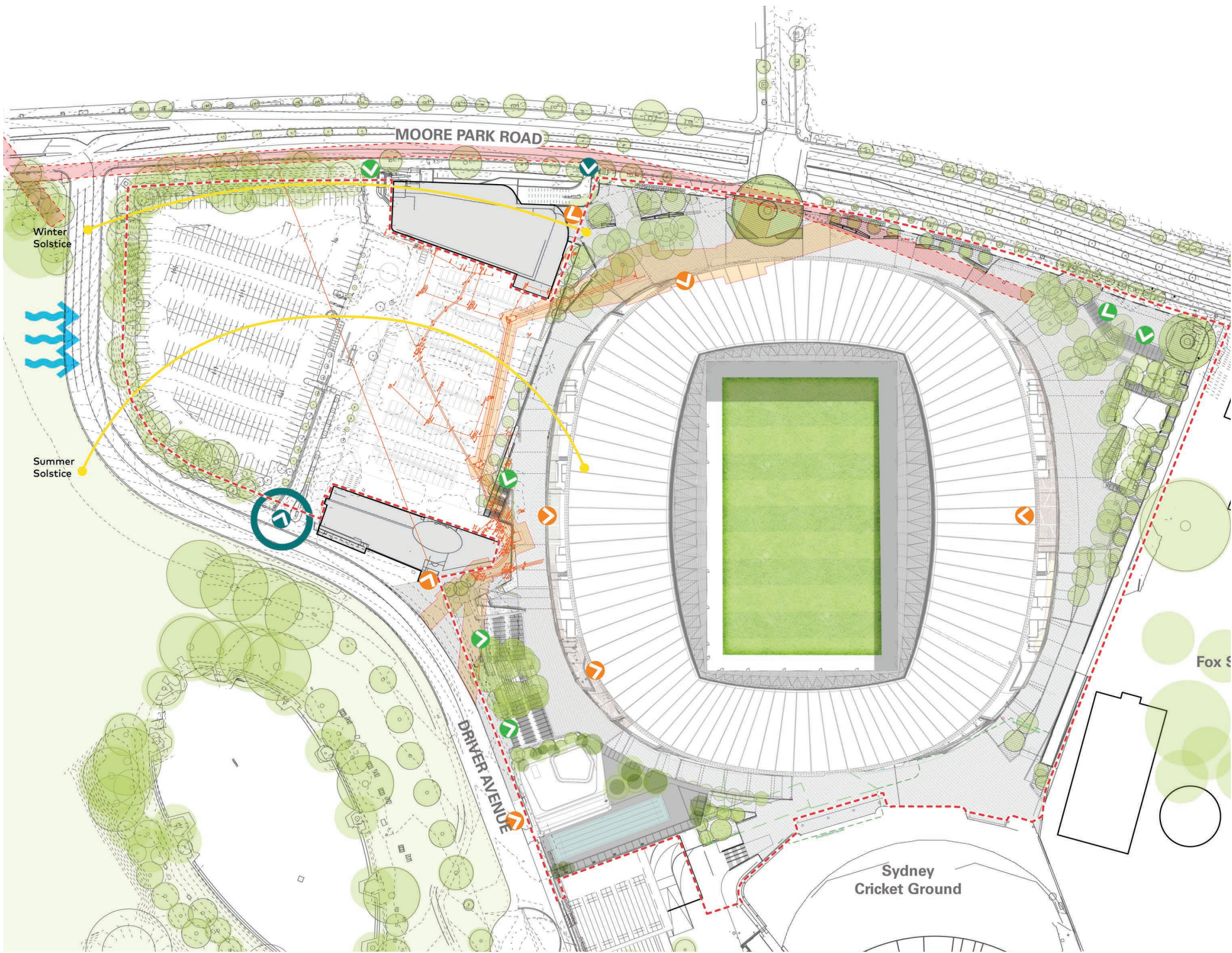


Figure 5: Site Analysis Plan

Legend

- Site Boundary
- Site Access Point
- Vehicular Entries
- Building Entries
- Pedestrian Entries
- Predominant Wind Direction
- Vegetation
- Site Contours
- Busby's Bore (approx. alignment)
- Sub Services
- Sun Path



Site Analysis

Moore Park Master Plan 2040

The Moore Park Master Plan 2040 represents the synthesis of a comprehensive and transparent design process. It is based on detailed physical analysis and the collection of data across a range of specialist disciplines, also informed by detail public consultation, Trusts, local Councils and political representatives.

The Master Plan consists of six key moves:

1. One integrated Park comprised of six Precincts
2. Green spaces greened, and built spaces revitalised
3. Primary movement structure
4. Moore Park's multi-layered history celebrated through adaptive re-use and interpretation
5. Greater integration between Precinct and surrounds for pedestrians and cyclists
6. World-class entertainment Precinct. Interconnected event spaces and multiple entry points.

Legend	
	Future light rail and stops
	Direct pedestrian connection to Central Station
	Informal pedestrian connection
	Improved pedestrian and cycle access to Entertainment Quarter, Sports Stadia and improved employee access to Fox Studios
	Continuous pedestrian and cyclist paths
	Enhanced pedestrian and cycle connection
	Creation of an Entertainment Boulevard with pedestrian and cycle priority along Driver Avenue
	Improve access and increase capacity at existing car park locations
	Potential underground car parking option
	Continuous fitness circuit
	Upgrade sporting fields / courts and amenities
	Introduce new golfing activities within the Moore Park Golf precinct to meet changing trends of golf in the future
	High performance fields with equitable community access
	Introduce new sports related commercial activities and facilities
	Continue priority tree-lined boulevards into surrounding context including neighbouring green spaces
	Signature tree planting and signage at key entry nodes, with potential special gateway treatment at identified locations to celebrate the Park's 150 year anniversary

	Signature tree planting and signage at key entry nodes, with potential special gateway treatment at identified locations to celebrate the Park's 150 year anniversary
	Key destinations for social and cultural activities
	Strengthen tree line avenues and pedestrian/cycle connections along priority boulevards
	Extension of Federation Way along Cleveland Street
	New feature tree planting along the Entertainment Boulevard at Driver Avenue
	New tree planting at top of Mt Steel
	Reconfigured park edge to increase pedestrian and cycle access along the Park's perimeter with new understorey planting including sedges and grasses
	Vegetation buffer along South Dowling Street
	Conserve and enhance heritage open space
	Conserve and enhance existing areas of open space
	Introduce new full size Rugby field within Moore Park East
	Central event and entertainment plaza
	Existing heritage wall
	Conserve heritage buildings and identify opportunities for adaptive re-use
	Approved building envelope for re-development
	Any upgrade of existing or development of new facilities to minimise energy and water consumption
	Existing building form

- 1 Improve amenity of natural lookout from top of Mt Steel and introduce public access to lookout adjacent to E.S. Marks Athletics Field
- 2 Enhance green open space following the progressive removal of the temporary event on-grass parking in Moore Park East
- 3 Adaptive re-use of the Moore Park Toll House and integrate into a new sporting precinct with improved access and parking
- 4 Maintain, enhance and interpret the historic Kippax Lake while maintaining its importance as a destination for social and cultural activities. Introduce appropriate aquatic plantings to maintain a healthy aquatic habitat
- 5 Examine potential relocation of event bus loop on Driver Avenue following completion of Light
- 6 Adaptive re-use of Tram Shed and integrate use with new Entertainment Boulevard along Driver Avenue
- 7 Primary entrance to Entertainment Quarter linked directly with the future Moore Park Light Rail stop
- 8 Prominent new pedestrian and cycle boulevard along Dacey Avenue with potential new entry to Centennial Park improving access to the Park for the growing number of Green Square residents
- 9 Encourage greater range of pre- and post-game activities through improved integration of entertainment and sports precinct
- 10 Increase flexibility of sporting facilities to meet future demands, eg new multi-purpose fields and/or courts
- 11 Upgrade E.S. Marks Athletics Field facilities and services and provide for high performance sports training and community sports facilities.
- 12 Return the former Show Ring to its historic use as an active multi-purpose sports and events venue
- 13 Rejuvenate open space and sporting fields in Moore Park West following construction of light rail
- 14 Review the planning controls for Entertainment Quarter to increase activation and balance between commercial, recreation and public access
- 15 Enhance and revitalise Equestrian Centre facilities including potential for a new welcome centre at the main entrance
- 16 Continue relationship with neighbouring school for additional event car parking options outside of school hours
- 17 Create Moore Park Common adjacent to Kippax Lake in Moore Park East - as a community destination for passive and active recreation
- 18 Increase tree and understorey planting within the Moore Park Golf Course at appropriate locations
- 19 Potential Water Sensitive Urban Design (WSUD) landscape treatment along Driver Avenue
- 20 Establish a key stakeholder working group to explore further options in the precinct to address traffic movement, congestion and parking issues



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Precinct Wide Connections

Urban Context

The Precinct is well connected by public transport including trains and buses on a day-to-day basis with Anzac Parade forming a key transport corridor between Sydney CBD and the eastern suburbs.

On event days, special event buses are run from Eddy Avenue, outside Central Station into the Precinct through Albion Street and back down through Foveaux Street. These take patrons to the bus interchange to the west of the SCG.

The completion of light rail and the Moore Park Light Rail stop in December 2019 has enhanced access to the Precinct. This brings increased accessibility to the Precinct from Sydney CBD and Randwick.

There are two key pedestrian corridors through Surry Hills which connect Central Station through to the SFS/SCG Precinct which extend up Foveaux and Devonshire Street.

The delivery of light rail is supported by a new pedestrian route across South Dowling Street and the Eastern Distributor which extends an existing pedestrian route through to Moore Park West.

Pedestrians coming from Paddington cross Moore Park Road at signalised intersections and enter the Precinct either via the SFS plaza, the upgraded UTS Rugby Australia Building plaza on Moore Park Road and via Driver Avenue.

A planned cycleway along Moore Park Road will improve accessibility to the Precinct via bicycle. Cycle parking will be provided along Moore Park Road at the northern edge of the site.



Figure 6: Urban Context



Site Analysis

Precinct Wide Connections

Precinct

The immediate Precinct is entered via two key pedestrian entries, one off Driver Avenue (the predominant entry) and one off Moore Park Road on the Western side of the UTS Faculty Building.

On a day to day basis there is limited public access into the Precinct, as it is a car park, used specifically by the stadium and members. The area directly surrounding the SFS is only publicly accessible on event days.

Legend

- Site Boundary
- Vehicular Access
- Pedestrian Route Day-to-day
- Pedestrian Future Link
- Pedestrian Entry Points
- SFS Entry
- Signalised Pedestrian Crossing
- Existing Paths

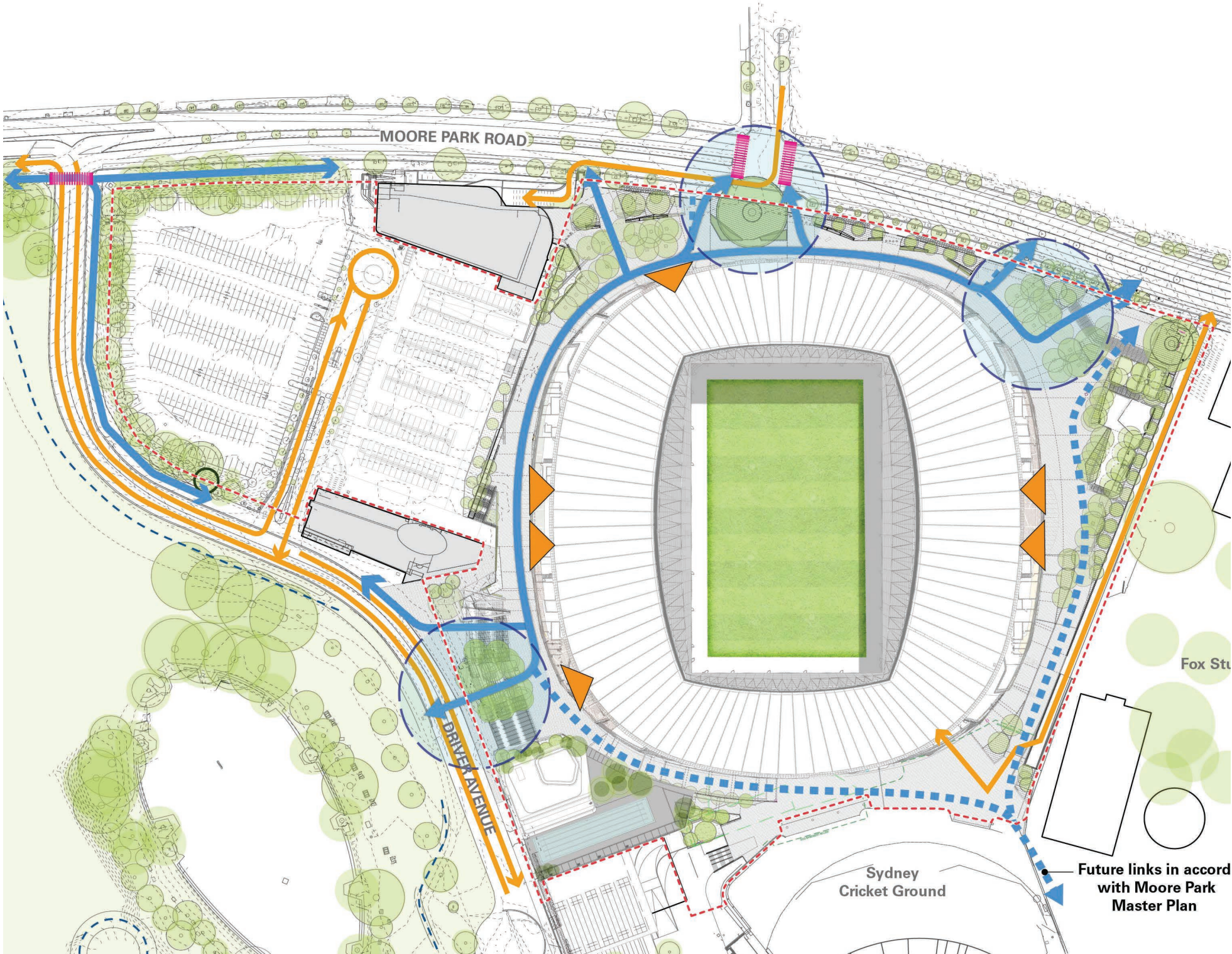


Figure 7: Precinct Wide Connections

Existing Trees and Vegetation

Precinct

The trees on the site are subject to the planning conditions and Arborist report for the SFS.

Legend

- - Site Boundary
- ⊕ Priority for Retention
- ⊕ Consider for Retention
- ⊕ Consider for Removal
- ⊕ Priority for Removal
- Existing Trees around Precinct
- Ficus Rubiginosa (Port Jackson Fig)
- Corymbia Maculata (Spotted Gum)
- Lophostemon Confertus (Brush Box)
- Eucalyptus Microcorys (Tallowwood)
- Eucalyptus Saligna (Sydney Blue Gum)
- ▨ Banksia Integrifolia (Coastal Banksia)
- ▨ Eucalyptus Paniculata (Grey Ironbark)

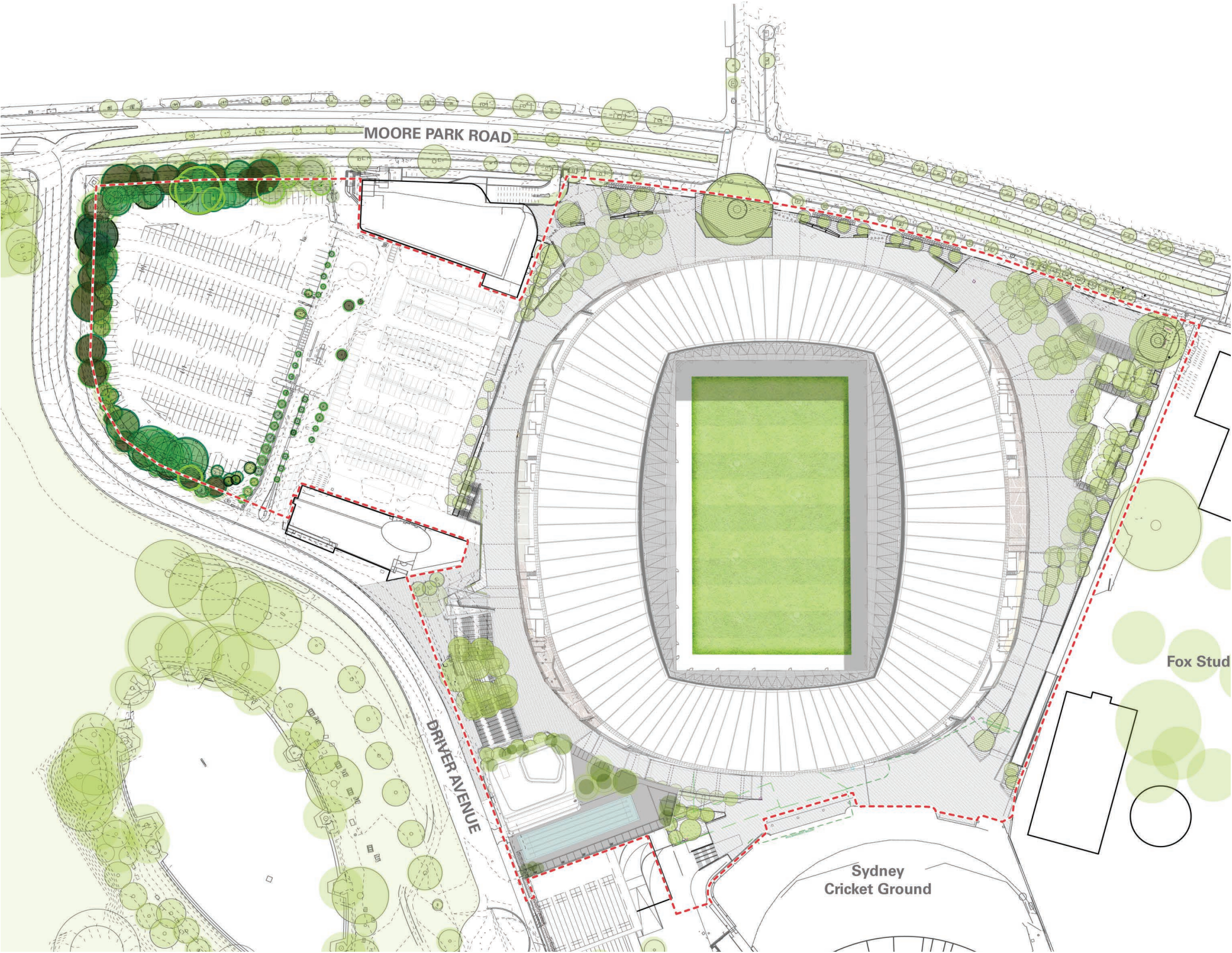


Figure 8: Existing Trees and Vegetation