Sydney Football Stadium
Urban Design Report

Conditions B10 & B12-14
At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.
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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 (EP&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 and detailed approval to carry out early works and demolition**

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 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 1,200 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;
  - 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 205734. The site is Crown Land, with the SCGST 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 SCGST 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)
## Condition and Response Summary

<table>
<thead>
<tr>
<th>No.</th>
<th>Condition</th>
<th>How condition is addressed within this document</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review of Pedestrian Connections</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B10</td>
<td>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:</td>
<td>N/A</td>
</tr>
<tr>
<td>B10a</td>
<td>a) safety of such pedestrian movements between the site and the adjoining lands;</td>
<td>This item is addressed in 2.1: Review of Pedestrian Connections and references Moore Park Master Plan 2040</td>
</tr>
<tr>
<td>B10b</td>
<td>b) positive and negative impacts of the permeability between the residential development on the eastern side and the public use of the stadium; and</td>
<td>This item is addressed in 2.1: Review of Pedestrian Connections</td>
</tr>
<tr>
<td>B10c</td>
<td>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</td>
<td>This item is addressed in 2.1: Review of Pedestrian Connections</td>
</tr>
<tr>
<td>Moore Park Master Plan 2040</td>
<td></td>
<td></td>
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<tr>
<td>B12</td>
<td>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:</td>
<td>N/A</td>
</tr>
<tr>
<td>B12a</td>
<td>a) specific principles, moves and opportunities and strategies within the plan which can be supported whether directly or indirectly by the development; and</td>
<td>This item is addressed in Chapter 3: Moore Park Master Plan Review</td>
</tr>
<tr>
<td>B12b</td>
<td>b) how the development on the site can contribute positively towards and support the principles, moves, opportunities and strategies within the Masterplan.</td>
<td>This item is addressed in Chapter 3: Moore Park Master Plan Review</td>
</tr>
<tr>
<td></td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>B13</td>
<td>This review must be undertaken in consultation with Centennial Parklands and Moore Park Trust and the CCC</td>
<td>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.</td>
</tr>
<tr>
<td>B14</td>
<td>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</td>
<td>Evidence of consultation has been included within this document in 3.7 Consultation and Feedback from CPMPT, p26.</td>
</tr>
</tbody>
</table>
Introduction

Setting out the parameters of the Master Plan review and outlining the characteristics of the Sydney Football Stadium and public domain design
1.1 Moore Park Master Plan 2040

Introduction

Moore Park Master Plan 2040 was produced by HASSELL for Centennial Parklands and the Moore Park Trust in 2017. Its focus is to create a stronger relationship between the public and the Park and outlines opportunities for the improvement and investment. The Master Plan is supported by consultant input and community and stakeholder consultation completed in 2015.

The strategic document is split into 6 main themes:
- Green
- Heritage
- Access
- Sports
- Leisure
- Entertainment

These themes will be utilised to structure the Master Plan review within this document.

Sydney Football Stadium is located within the Sydney Cricket and Sports Ground Trust administered lands. Although the site is not within Centennial Parklands and Moore Park Trust lands, the Master Plan identifies opportunities for the Sydney Cricket and Sports Ground Trust lands to deliver links, contribute to the heritage interpretation of the area and support the activation of the precinct as a whole.

This document addresses the objectives, key moves and strategies outlined within the Master Plan and highlights components of the Sydney Football Stadium development which will support either directly, or indirectly its aspirations. These have been highlighted in written and graphic formats.

Project Objectives

The Moore Park Master Plan 2040 outlines a series of project objectives. They include:
- Maintaining and enhancing green open space
- Improving financial, social and environmental sustainability
- Responding to increasing visitation and usage demands
- Accommodating the changing and increasingly diverse sporting and recreational needs of local and regional visitors
- Conserving the integrity of Moore Park’s important natural and cultural values and heritage fabric
- Providing for dynamic community and stakeholder engagement
- Providing for the integration of the following developments within the precinct:
  - CBD and SE Light Rail route and the Moore Park Station
  - Anzac Parade Shared Path Bridge
  - Planned capital projects to be undertaken by CPMPT
  - Planned capital projects proposed by Parklands licensees (e.g. Entertainment Quarter, Fox Studios etc.)
  - Planned capital projects implemented by surrounding stakeholders (e.g. SCGT)
- Providing solutions for transport and access to this busy and important precinct
Moore Park Master Plan 2040 - Key Moves

Moore Park Master Plan 2040 outlines 6 key moves around which the plan is structured. They are shown on Page 8.

The text below highlights the key moves and aspirations of the SFS redevelopment which could contribute positively towards and support the key moves of the Master Plan:

One Integrated Park comprised of six precincts
- Removal of existing fencing and provision of new accessible routes and passive recreation spaces around the stadium for day-to-day use
- Provision of spaces to the east and south of the stadium through increased soft landscaping and planting

Primary movement structure characterised by avenue tree planting and intersected by hubs of activity
- New pedestrian path connection from Tibby Cotter Bridge to Driver Avenue
- New tree-lined pedestrian paths through the site

Green spaces greened, and built spaces revitalised
- Encouraging public transport use through a green travel plan and support the future removal of surface parking on Moore Park East
- Provision of the accessible public domain spaces along the southern and eastern edge of the site to deliver future links, will support the revitalisation of built spaces including Entertainment Quarter (EQ) and Fox Studios

Primary movement structure characterised by avenue tree planting and intersected by hubs of activity
- New pedestrian path connection from Tibby Cotter Bridge to Driver Avenue
- New tree-lined pedestrian paths through the site

More Park’s multi-layered history celebrated through adaptive re-use and interpretation
- Integration of interpretative elements within the public domain which highlight the site’s indigenous history, Busby’s Bore and its sporting history

Greater integration between the precinct and surrounds for pedestrians and cyclists
Response:
- New pedestrian route through the project site from Moore Park Road to Driver Avenue that will facilitate day-to-day movement
- Provide the first public domain spaces which will support the future delivery of two key movement axes outlined within the masterplan:
  - east/west from Moore Park to Fox Studios
  - north/south from Moore Park Road to Entertainment Quarter
- The SFS redevelopment will consider the delivery of a new separated cycleway along Moore Park Road and locates bicycle parking along that boundary to complement the delivery of that infrastructure

World-class entertainment precinct with dynamic indoor and outdoor interconnected event spaces and multiple entry points
- The new state-of-the-art stadium will continue to support historically significant role of high quality sports within the precinct and provide a series of public domain spaces capable of supporting complementary community and fan events
- Removal of existing fencing around the venue will provide a series of new public domain spaces accessible day-to-day. These spaces will be connected to Moore Park east through the new Driver Avenue entrance
- Provision of new universally accessible entry points off Moore Park Road to support the inclusiveness, vibrancy and dynamism of events and entertainment within the precinct

Figure 03: Moore Park Master Plan 2040 - Excerpt p18
Moore Park Masterplan 2040
1.2 Sydney Football Stadium Design Overview

The proposed Sydney Football Stadium has been designed by Cox Architecture.

Bulk and Scale

The functional requirements of the stadium have been accommodated within the built form envelope set out in the Stage 1 DA.

- The design nestles the stadium into the precinct’s terrain, reducing the impact of the built form within its parkland setting. An additional reduction of scale has occurred along Moore Park Road, with the proposed roof line reduced by 1m from the existing stadium roof line.
- Comfortable human-scaled spaces are provided around the podium level of the stadium using suitably positioned awnings to provide weather protection and appropriately scales opening into the stadium.

The Facade

The design creates a sculptural ribbon facade which blends the best aspects of technology, engineering and art, while respectfully recognising the previous stadium. The crafted facade has been designed from the “outside-in” allowing it to change materially in direct response to its immediate context.

- The ribbon of louvres offers a bronze veil that opens to accentuate public space. This permeability whilst offering curated views and vistas into and from the new building, reduces the visual mass, stadium volume and connects visitors to the energy within.
- As a stadium in the park, the design draws green landscape elements deep into the precinct and up into the fabric of the building, showcased in premium outdoor terraces and hanging gardens that cascade down the facade of the building.
- At the podium level a recessive brick elevation allows for contextual approach to material choice, referencing its neighbours and providing appropriate respect and sensitivity with colour, texture and scale.

The Roof

The design proposes a sensitively crafted, elegant “light-weight” roof structure born from the premise of more-with-less. This environmentally aware design requires 40% less steel to construct but also significantly reduces its profile on its historically sensitive northern and southern ends.

- A single skin of ETFE over the Diagrid and truss will maximise solar access to the pitch and minimise the requirement for grow lights during autumn, winter and spring, whilst PTFE cladding over Diagrid provides a consistent warm filtered light through the roof canopy, perfect for spectator ambience.
- The proposed roof design integrates photovoltaic cells to the north, east and west portion of the roof to generate enough power to augment daytime stadium power usage and achieve LEED gold requirements for the building.
- Sports lighting to accommodate a range of sporting and event activities within the venue will be provided to suit international standards. This sports lights will be deliberately and specifically focussed on the pitch to limit the light spill to neighbouring residents. LED lights will be used which will incorporate feature lighting for branding opportunities and house lighting while also providing instant strike functions.
1.3 Sydney Football Stadium Public Domain Overview

The proposed Sydney Football Stadium public domain has been designed by ASPECT Studios. The proposed design aligns with the aspirations and guidelines outlined with the Urban Design Guidelines, included as part of the Stage 1 SSDA approval.

The proposed design features the following key moves:

- Removal of perimeter gates around the stadium and establishment of day-to-day access routes through the precinct, supporting better connections between Paddington (Moore Park Road) and Moore Park (Driver Avenue)
- Controlled 270 or 360 degree circulation around the stadium depending on the nature of events within the precinct
- Multiple accessible entry points off Moore Park Road
- New site access points which tie into signalised crossings at the intersection of Oatley and Moore Park Road
- Landscape elements have been designed and located to serve as integrated hostile vehicle management elements
- Edge planting around public domain spaces with integrated seating to support passive recreation and create shaded comfortable spaces
- New community play space will be provided along the eastern edge of the site
- Retention of the heritage significant Tree 125 along Moore Park Road

Refer to Landscape Report for more detailed information

Key
1. Moore Park Steps
2. Access stairs between stadium concourse and MP1 carpark
3. Fig Tree Place
4. Tree 125 (Heritage Significance)
5. Raised planters with integrated seating and bicycle parking
6. Busby’s Corner
7. Multi-functional play and recreation platforms
8. Paddington Lane Basement access/egress
9. Sydney Live Plaza
10. Ramped access way
11. Access to SCG members areas
Review of Pedestrian Connections

To address Schedule 2 Part B of the State Significant Development Concept SSD 9249 - Consent condition B10
## 2.1 Review of Pedestrian Connections

<table>
<thead>
<tr>
<th>No.</th>
<th>Condition</th>
<th>SFS Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B10</strong></td>
<td>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:</td>
<td>The Sydney Football Stadium is bordered to the east by Fox Studios and to the south-east by the Entertainment Quarter. Both sites are currently under long term leases from CPMPT. There are no existing pedestrian connections between SFS and these two sites, the shared boundary is marked with a tall brick wall. The Moore Park Master Plan 2040 outlines aspirations for the future delivery of two main precinct connections: · a north-south connection which will provide a new route from Moore Park Road to Entertainment Quarter · An east-west connection that will provide a new route from Moore Park/Driver Avenue to Fox Studios While the SFS redevelopment will look align with the Master Plan and deliver the component of these links which stretch across the project site, the extension of these links into Fox Studios and the Entertainment Quarter cannot be delivered by this project. The continuation of these links will be required to be delivered by the relevant land owners and are subject to land tenure agreements that cannot be influenced by this project.</td>
</tr>
<tr>
<td><strong>B10a</strong></td>
<td>a) safety of such pedestrian movements between the site and the adjoining lands;</td>
<td>The SFS public domain design ensures safety principles are embedded within the design of north-south and east-west links within the site. The future extension of links through adjoining lands fall outside the scope of this project. The SFS public domain has been designed to consider hostile vehicle management, provide adequate lighting, provide equitable routes of movement and integrate CPTED principles. Hostile vehicle management (HVM) This is proposed to be dealt with at entrances to the site from Moore Park Road and Driver Avenue. A combination of furniture elements, bollards and custom bollards are all designed to incorporate HVM. CPTED and Passive Surveillance While these precinct connections are not extended through the Fox Studios and EQ sites, the southern and south-eastern portions of the public domain will not be accessible day-to-day due to limited passive surveillance opportunities.</td>
</tr>
<tr>
<td><strong>B10b</strong></td>
<td>b) positive and negative impacts of the permeability between the residential development on the eastern side and the public use of the stadium; and</td>
<td>It is envisioned that increased permeability between residential development to the east of the project site and the SFS will have limited impact on the functionality of the stadium or residential areas. This new permeability may provide opportunities for increased utilisation of the Entertainment Quarter by residents to the east of SFS.</td>
</tr>
<tr>
<td><strong>B10c</strong></td>
<td>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.</td>
<td>As noted previously, it is envisioned at there will be limited impact on residential uses to the east due to permeability from the Sydney Football Stadium through Fox Studios and EQ. Noise and Privacy There will likely be limited increase in foot traffic in this area due to the lack of destination uses and limited access points into Centennial Park situated to the east. It is envisioned that there would be limited impact on existing noise levels and privacy of private dwellings in this area. Crime Prevention and Anti-social behaviour Anti-social behaviour potentially associated with stadium events are unlikely to occur within this residential area due to limited destination uses and parking. It is envisioned that increased permeability will not have impact on crime levels within this area.</td>
</tr>
</tbody>
</table>
Urban Connections

Central Station, Sydney CBD and Oxford Street, Paddington are the key urban anchors from which the public access the precinct on event days. Increased permeability of the site and new routes connecting Moore Park and Paddington may increase pedestrian movement in the stadium’s immediate surrounds day-to-day.

There are two key pedestrian corridors through Surry Hills which connect Central Station through to the SFS/SCG Precinct. These extend up Foveaux/Fitzroy and Devonshire Streets. The delivery of light rail include the provision of a new pedestrian route across South Dowling Street and the Eastern Distributor which would extend an existing pedestrian route through to Moore Park West which currently terminates on Devonshire Street.

On event days, special event buses will run from Central Station into the precinct through Albion Street and back down through Foveaux Street. These will take patrons to a proposed new bus interchange, adjacent to Tibby Cotter Bridge in Moore Park East. It is expected this will increase usage of existing formal and informal paths around the southern and eastern sides of Kippax Lake.

The completion of light rail and the Moore Park Light Rail stop in 2019 will enhance access to the precinct. A new pedestrian connection directing the public towards the SFS and SCG across Moore Park East will be provided as part of the delivery of this infrastructure.

There are no connections into Fox Studios and Entertainment Quarter from the Stadium site with the planned scope.
2.2 Pedestrian Connections to the east and south-east

The Moore Park Master Plan 2040 highlights a number of new connections and openings to increase the permeability of Entertainment Quarter, Fox Studios and the Stadia (SFS and SCG).

While the SFS redevelopment will look to align with Moore Park Master Plan 2040 and deliver the component of these links which stretch across the project site, the extension of these links into Fox Studios and Entertainment Quarter cannot be delivered by this project. The continuation of these links will be required to be delivered by the relevant land owners and are subject to land tenure arrangement that cannot be influenced by this project.

As noted previously, lands to the east and south east of the site are not destination and do not feature characteristics which would promote increased use during events or day-to-day.
2.3 Pedestrian Site Connections

The proposed public domain plan significantly increases the permeability of the site along the northern and western boundaries to facilitate public movement day-to-day.

These will connect through to local routes:
- Across Moore Park, to Central Station and Surry Hills
- Towards Moore Park Light Rail Stop and the Moore Park Bus Stop to the site’s south-west
- Into Paddington through Oatley Road and Regent Street

The proposed public domain will also provide opportunities for the future delivery of north-south and east-west precinct links as noted within the Moore Park Master Plan 2040. A future opening in the south-east corner of the site could potentially allow for the extension of connections through to adjacent sites.
Moore Park Master Plan Review

This chapter is structured around the 6 key themes of the Master Plan and highlights the opportunities for the Sydney Football Stadium to support the strategies outlined by the document.
3.1 Theme 1: Green

Items not relevant to the Sydney Football Stadium Development have been shown in grey

<table>
<thead>
<tr>
<th>Item</th>
<th>MP Key Strategies for the future</th>
<th>SFS Project Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Trees</td>
<td>· Strengthen tree lined boulevards to recognise their role in the natural history of the site while creating better integration of one parkland · Strengthen tree canopy in harmony with future infrastructure development · Create a landscape buffer along South Dowling Street to improve edge condition and contribute to the tree lined boulevard character of the Park · Reinforce tree lined boulevards as major movement axes for pedestrians and cyclist which integrate into the wider network · Implement an appropriate re-planting strategy to compensate for trees lost during construction of the light rail. Re-vegetation commitment is for 2 to 8 new trees lost for each lost (depending on the size lost)</td>
<td>· Significant mature trees define Moore Park’s open and circulation spaces, reinforce the park’s ‘green respite’ character and give a sense of civic grandeur to the site. Gaps in the existing tree cover represent an opportunity to consolidate the existing planting strategy and reinforce the benefits of trees for public amenity. · The SFS development should explore opportunities to extend the parkland into the site, provide new avenue tree planting and reinforce the green threshold along the eastern boundary of Moore Park, maximising sound, shade and visual amenity for park users. · New trees and planting could be engaged to line the SFS public domain and reinforce new day-to-day pedestrian paths through the site connecting Paddington to Moore Park. This planting will also reinforce the future north-south precinct link down the eastern of the site from Moore Park Road to the Entertainment Quarter · Opportunities to strengthen the tree canopy should be integrated in the public domain design. This new planting should be designed to be sympathetic to the functional needs of the stadium and provide shaded comfortable spaces for the public to dwell day-to-day and during events</td>
</tr>
<tr>
<td>1.2 Landscaping</td>
<td>· Rejuvenate Moore Park’s green open space and maximise opportunities for passive and active recreation · Remove or re-locate uses that negatively impact on the health and quality of the landscape, including removal of temporary on-grass event car parking · Maintain a high standard of environmental maintenance across the Park and Kippax Lake · Adopt a sustainable, robust water use strategy, one that relies on minimal irrigation and reduced use of potable water supplies. For example, utilise water collected in Kippax Lake to irrigate adjacent high performance fields · Adopt appropriate stormwater management strategies (e.g. Water Sensitive Urban Design WSDUS) to help cleanse and irrigate adjacent high performance fields · Introduce appropriate aquatic plantings at Kippax Lake to maintain the health of the aquatic habitat by filtering our pollutants from stormwater runoff</td>
<td>· The eventual removal of surface car parking upon Moore Park East will be led by CPMPT in order to deliver the future Sydney Common and playground. The SFS redevelopment will look to support this aspiration through the delivery of increased accessibility to these spaces through the site and support utilisation, the SFS public domain’s new pedestrian connection through the precinct and complement these new spaces within Moore Park with passive recreation spaces around the SFS · There is an opportunity to provide active recreation spaces in the north-east corner of the site and passive recreation spaces throughout the site to complement spaces in Moore Park East · The eventual removal of temporary on-grass event car parking could be supported through the promotion of public transport as part of the stadium’s operational overlay as well as the integration of the public domain design with key paths to surrounding public transport nodes · The SFS design should investigate opportunities to utilise the overland flow on Moore Park Road for passive watering and treatment within landscape on-site to contribute to the wider precinct’s sustainability goals</td>
</tr>
<tr>
<td>1.3 Wildlife</td>
<td>· Protect and conserve Kippax Lake (the last remaining lake in Moore Park) and raise awareness of the importance of Kippax Lake to current and future generations · Enhance vegetation habitats across the Park and Park edges to increase biodiversity with additional tree and understorey planting (such as low level edges and grasses to ensure new vegetation does not compromise safety and passive surveillance) · Create habitat corridors between areas of green open space (both within and beyond the Park’s boundaries)</td>
<td>· A proposal for the site should explore opportunities to engage with landscape and stitch the stadium into Moore Park. This should considered alongside safety of movement through the site, hostile vehicle mitigation and passive surveillance opportunities. · To support the biodiversity of the region, bat roosting boxes should be located within select mature trees on-site. · Planting selection should acknowledge the sensitive biodiversity of the area and include predominantly native tree species suitable for foraging by locally significant flying fox populations</td>
</tr>
</tbody>
</table>
### 3.2 Theme 2: Heritage

Items not relevant to the Sydney Football Stadium Development have been shown in grey

<table>
<thead>
<tr>
<th>Item</th>
<th>MP Key Strategies for the future</th>
<th>SFS Project Opportunities</th>
</tr>
</thead>
</table>
| 2.1 Built Heritage | - Conserve the significant built fabric, and other identified heritage items and areas. Any adaptation of new works should respect the form, scale and character of the original built fabric and its landscape setting  
- Identify opportunities for adaptive re-use of under utilised heritage buildings  
- Increase pedestrian and cycle access to the Entertainment Quarter by utilising existing gateways that are currently not accessible (vehicle access from these points to remain restricted) | - The project should respond to the following built items of heritage significance/conservation areas:  
  - Busby’s Bore  
  - Paddington Conservation Area  
  - Centennial Park  
  - Moore Park Conversation Area  
  - Sydney Cricket Ground; and  
- Any potential Aboriginal and non-Aboriginal archaeological resources |}

| 2.2 Living Heritage | - Conserve the whole place as significant 19th Century cultural landscape where the open space is equally important as built objects  
- Conserve the major tree plantations in the form of avenues, rows, lines and informal copses  
- Conserve the open space system of Moore Park for public recreational use  
- New conservation actions to ensure the ongoing management of the landscape and its built fabric | - Opportunities to integrate acknowledgement of the former original landforms of the site (Botany Sands, Sydney Common, Military, Speedway etc) and ongoing cultural overlays should be sought in accordance with the overarching Sydney Football Stadium Interpretation Plan prepared by Curio Projects (March 2019). This could be development through many different forms and interpretative elements which could be incorporated into the redesign of the site.  
- Tree 125 located near Moore Park Road, is identified as having cultural significance on City of Sydney’s significant tree register and should be protected and better integrated within the redevelopment of the site so that its significance can be appreciated and enjoyed by visitors to the site. The improved public domain response should look to incorporate key heritage interpretative elements, such as inlays and possible digital overlays to encourage visitation to different areas of the site.  
- The SFS redevelopment should conserve and enhance Moore Park’s recreational uses through increased accessibility, new opportunities to view and engage with Moore Park and through the promotion of public transport for event patrons, supporting the future removal of temporary surface carparking on Moore Park East  
- Landscaping selection should reinforce the existing language of trees around the Moore Park precinct into the site and by doing so, acknowledge the heritage significance of planting within the precinct. |

| 2.3 Interpretation | - Engage with the site’s historical context through story and interpretation  
- Recognise the major entertainment uses and events that have historical significance in the park  
- Celebrate former historical uses by reviving and re-interpreting appropriate uses in a way that meets current and future requirements  
- Any new design projects to demonstrate an understanding of the historical evolution of the place and that design proposals be integrated with interpretation | - The site’s incredibly rich history allows multiple opportunities for visitors, the local community and regular event users to engage with various types of interpretation and storytelling.  
- Histories that could be incorporated in the site’s interpretation (both physical and digital) include:  
  - The pre-European Environment (ie. Botany Sands, Swamp lands)  
  - Ongoing Aboriginal connection to country, past, present and future  
  - Busby’s Bore  
  - Military Uses – Rifle Range and Training Ground  
  - Engineers and Military Depot  
  - Sydney Sports Ground, including the Speedway  
  - Sydney Football Stadium  
- Opportunities articulate and incorporate the significant continuing cultural connection between the Aboriginal community and the site, in close consultation with the Aboriginal Community should be sought within the design of the SFS and public domain. Key stories could be told through the local Aboriginal Community’s perspective using the potential platforms of art, place naming, inlays and digital interpretation.  
- The key themes to be incorporated into the design work, physical interpretation and digital interpretation include:  
  - Ever-changing Landscapes  
  - Country as a Provider  
  - Urban Life and Public Spaces  
  - From Colony to City  
  - Recreation, Entertainment and Leisure |
### 3.3 Theme 3: Access

*Items not relevant to the Sydney Football Stadium Development have been shown in grey*

<table>
<thead>
<tr>
<th>Item</th>
<th>MP Key Strategies for the future</th>
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| 3.1 Public Transport | - Encourage the use of public transport particularly for major events  
- Refine public transport timetables to reflect higher levels of activity at Moore Park on event days | - Public Transport could be promoted through the design of the public domain (including the integration of bicycle parking within the precinct), green travel plan and the operational overlay of the SFS.  
- The site could be designed to address key movement routes from public transport including Central Station and the Moore Park light rail stop, encouraging the use of public transport. The Driver Avenue Terraces should provide an inviting landscaped interface to Driver Avenue and enhance the experience for those coming from the west  
- A holistic audit of wayfinding throughout the surrounds has provided a better understanding of wayfinding and opportunities to make routes to the stadium more legible. This audit is especially focussed on approached from Central Station, Paddington, the new Tramway Oval bus station. A Wayfinding and Signage Strategy should be formulated to propose an outcome that will best suit the diverse array of signage typologies that exist in and around the precinct. |
| 3.2 Parking | - Utilise car parking facilities which are distributed across the Park and cater to individual sporting venues. Minimise concentration of traffic volumes in single areas by fostering of a whole-of-government approach to visitor access to major event days in the precinct through seeking partnerships with surrounding landowners for innovative and complementary services to reduce congestion  
- Progressively removing parking on green space noting that such measures will not be implemented until supplementary parking in dispersed locations (such as Entertainment Quarter, E.S. Marks Athletics Field, Moore Park Golf and the SCG) has been created. This will ensure there is no net loss of event related parking in the precinct  
- Dispensing parking to more location will improve traffic flows around key event venues, without pushing parking into residential areas. In addition, CPMPT will work with other agencies to address current and potential traffic issues around clearing the precinct, particularly after big events. This approach to parking dispersal will help to ease congestion at major pinch points. It is also expected that light rail will reduce the number of cars travelling to and from the area  
- Dispensing parking to more location will improve traffic flows around key event venues, without pushing parking into residential areas. In addition, CPMPT will work with other agencies to address current and potential traffic issues around clearing the precinct, particularly after big events. This approach to parking dispersal will help to ease congestion at major pinch points. It is also expected that light rail will reduce the number of cars travelling to and from the area  
- Establish a key stakeholder working groups to explore further options in the precinct to address traffic movement, congestion and parking issues | - The timeline for the removal of temporary on-grass carparking sits outside of the scope of the SFS redevelopment however the promotion of public transport over private vehicle access will support this strategy. This should be supported within a green travel plan, the integration of bicycle parking within the precinct and the stadium’s future operational overlay.  
- SFS development should explore opportunities to increase the permeability of the stadium site through the establishment of new pedestrian entries along Moore Park Road which will create more capacity for the site to link into pedestrian routes in the north (including Oatley Road) and provide accessible routes through the site  
- The Driver Avenue Terraces should clearly articulate the threshold to Moore Park through a change in levels and provide opportunities for the public to view and engage with Moore Park  
- The Driver Avenue Terraces should be designed to consider the two main pedestrian movement routes to the SFS from the west, Fitzroy Street as well as from Moore Park Light Rail |
| 3.3 Entries | - Create identifiable entry points linked to well defined pedestrian and cycle access ways  
- Liaise with Local Council to review on street parking restrictions at proposed pedestrian access points to discourage increased on street parking during events | - The SFS development should explore opportunities to increase the permeability of the stadium site through the establishment of new pedestrian entries along Moore Park Road which will create more capacity for the site to link into pedestrian routes in the north (including Oatley Road) and provide accessible routes through the site  
- The Driver Avenue Terraces should clearly articulate the threshold to Moore Park through a change in levels and provide opportunities for the public to view and engage with Moore Park  
- The Driver Avenue Terraces should be designed to consider the two main pedestrian movement routes to the SFS from the west, Fitzroy Street as well as from Moore Park Light Rail |
| 3.4 & 3.5 Walk and cycle paths | - Extend planning beyond the Park - linking with neighbouring areas with paths, lighting, tree planting and improved signage  
- Create a continuous shared path linked to the surrounding network of pathways  
- Recognise key north–south and east–west connections to better link the precincts together  
- Improve integration of the Entertainment Quarter with the SCG sports stadia and Fox Studios  
- Enhance amenity of pedestrian and cycle paths through the shade of continuous avenues of trees | - The SFS should be designed to stitch the site into the wider precinct along the Moore Park Road and Driver Avenue interfaces, through the provision of new pedestrian connections, landscaped spaces, wayfinding and lighting. Pedestrian routes through the site should be provided to tie into Oatley Road, Regent Street, Driver Avenue and routes around Kippax Lake  
- The proposed public domain design should explore opportunities to deliver the first component of north/south and east/west precinct connections indicated within the Master Plan. These spaces should be designed to facilitate equitable access and have controlled access in areas with limited passive surveillance until the future extension of the links through to Fox Studios and Entertainment Quarter |
### 3.5 Theme 4: Sport

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<td>4.1 Community Sports</td>
<td>- Optimise the quality and flexibility of existing open space through enhancing the carrying capacity of playing fields. - Improve migration and resurfacing of fields, and consider all-weather multi-purpose sports fields at existing non-turfed areas. - Create clear and distinctive precincts of complementary activity. - Work with Entertainment Quarter to investigate the feasibility of more commercially oriented sport and recreation based activities including potential indoor sporting facilities. This may require a review of current planning controls. - Work with neighbouring precincts to investigate new sport and recreation opportunities to better meet future demand.</td>
<td>- The SFS project is a significant opportunity to provide complementary public domain spaces which support community sport use within Moore Park. The public domain design should explore opportunities to provide a series of complementary passive and active public domain spaces and through-site links which will support increased accessibility to Moore Park from Paddington. Opportunities to incorporate active recreation for community use day-to-day should be explored. This should be considered alongside the performative requirements of spaces surrounding the stadium for event days.</td>
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<td>4.2 High Performance Sports</td>
<td>- Support and strengthen the role of high performance sporting teams in the Park, building on the aspiration for Moore Park to become a world class venue. - Preserve public access to high performance sporting facilities. - Upgrade amenities at sporting facilities while remaining sympathetic to the environment and minimising energy and water consumption. - Create opportunity for fan based programs.</td>
<td>- The SFS redevelopment will solidify the presence of high performance sporting teams within the precinct through the delivery of a new state-of-the-art facility. The SFS will continue to provide opportunities for the public to engage with high quality sports. - This redevelopment will be undertaken with the aim to achieve LEED Gold certification and reduce the environmental impact of the project throughout all stages of the project: inception, design, construction and operation. - The proposed public domain design should integrate opportunities for fan based programs in plaza spaces surrounding the stadium complimented with food and beverage uses.</td>
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<td>4.3 Golf</td>
<td>- Respond to future trends in golfing by incorporating appropriate new golfing activities to Moore Park Golf Precinct. - Maintain role of Golf Course as a Championship Course and Training Facility for future golfers. - Increase community access to the Gold Course, particularly at its perimeter.</td>
<td>- The SFS development does not propose moves that would inhibit the delivery of these strategies.</td>
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<td>4.4 Horses</td>
<td>- Enhance and revitalise existing facilities. - Consider new access points into the centre from the Entertainment Quarter.</td>
<td>- The SFS development does not propose moves that would inhibit the delivery of these strategies.</td>
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### 3.4 Theme 5: Leisure

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<td>5.1 Walking</td>
<td>- Create a continuous shared path linked to the surrounding network of pathways.</td>
<td>- New entries into the SFS should align with key pedestrian connections into the site on Driver Avenue and Moore Park Road.</td>
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<td>5.2 Lookouts</td>
<td>- Utilise landscape strategies rather than built form elements to enhance amenity of lookouts.</td>
<td>- The SFS development does not propose moves that would inhibit the delivery of these strategies.</td>
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<tr>
<td>5.3 Picnics</td>
<td>- Increase vegetation screening of major arterial roads, particularly along South Dowling Street to enhance open space amenity. - Increase picnic facilities at multiple locations across the Park, including Moore Park West, Moore Park East, Bat and Ball Field and Robertson Road Fields.</td>
<td>- The SFS development does not propose moves that would inhibit the delivery of these strategies.</td>
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<td>5.4 Playgrounds</td>
<td>- Enhance Kippax Lake area as a new community destination, with improved amenity offering passive recreation, family activities, and a new children’s playground. - Introduce facilities to support a new playground such as park furniture and accessible access and toilets.</td>
<td>- The new Driver Avenue entrance should support the enhancement of the Kippax Lake area through the provision of an active and dynamic stadium “front door” that will provide opportunities to view and engage with the park and complementary shaded spaces for passive activation. - The public domain should provide of new day-to-day access routes through the precinct, supporting better accessibility to north-east Moore Park which is proposed to feature the Sydney Common, new barbeque facilities and a playground. - The SFS public domain should incorporate diverse opportunities for the public to engage with the Moore Park Precinct and opportunities to “play.”</td>
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### 3.6 Theme 6: Entertainment

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| 6.1 Events | - Enhance “the fan” and “the walk-up” experience to make each event world class and memorable  
- Create an enticing pre and post-game event program, drawing people to the precinct earlier, generating additional revenue while alleviating traffic congestion  
- Return the former Show Ring to its historic usage as an active multi-purpose sports and events venue | - Consideration has been given to the fan and walk-up experience of the SFS. The stadium itself should be utilised as a piece of integrated wayfinding which should heighten the event day experience for patrons  
- Opportunities for digital mesh on the stadium facade should be integrated to provide visual activation of the stadium facade and underpin activation of the public domain pre and post event  
- The provision of new high quality retail, food and beverage offerings within the stadium should be considered to incentivise people into arrive at the precinct earlier and remain post-event. This offering should be complemented with better circulation around the external stadium concourse to ensure the offering is accessible and utilised  
- The specific pre and post-event offering should be curated specifically to the nature of the event and should be considered as part of the stadium’s operational overlay |
| 6.2 Wine and Dine | - Work with precinct partners to improve the F&B and retail offerings in the area, providing direct connections to the Sports Stadia and multi-purpose venues in EQ  
- Greater connection between EQ and the residential neighbourhoods to the east will encourage greater visitation from the local population | - The SFS should support new food and beverage offerings with the potential for outward facing tenancies which would directly service spaces in the public domain. |
| 6.3 Venues | - Introduce activities that will attract a wide range of people from all across Sydney  
- Enhancement of the EQ to provide a destination site connected to the Park and sports stadia  
- Make Moore Park stronger, more lively and more of a vital destination for future generations.  
- Introduce new demand generator to EQ with supporting constituency, such as short term accommodation  
- Potential for new emerging entertainment activities such as extreme sports within EQ  
- Continue to host a wide variety of events at Royal Hall of Industries (RHI) and Horden Pavilion  
- Improve commercial viability of EQ, for example, introduce new office uses to EQ to provide day-to-day economic uses  
- Examine opportunites for re-locating Fox Studios entrance  
- Ensure new or upgrades to existing buildings maintain high environmental standards to minimise greenhouse gas emissions | - The new SFS should deliver a higher quality, flexible and resilient sporting/event facility and public domain that will be capable of facilitating a wider range of experiences and attract a more diverse audience to the precinct.  
- The SFS should be established as a more inclusive and accessible space for the public through the removal of fencing around the precinct and the integration of universally accessible spaces  
- The development could support the vitality of Moore Park and the enhancement of EQ through the integration of the stadium site into the wider precinct through landscaping, lighting and precinct links. The provision of the first component of the north/south link between Moore Park Road and EQ should support the aspiration to transform EQ into a destination site in future  
- This redevelopment will be undertaken with the aim to achieve LEED Gold certification and reduce the environmental impact of the project throughout all stages of the project: inception, design, construction and operation |
| 6.4 Short Stay | - Encourage new activities to enliven precincts and encourage more people, particularly in the evenings. Short-term accommodation within EQ offers the chance to begin introducing this night time economy  
- Provide opportunities for student accommodation potentially adjacent to AFTRS in the EQ | - The SFS development does not propose moves that would inhibit the delivery of these strategies |
3.7 Conclusion

There are a range of opportunities for the Sydney Football Stadium redevelopment to support a range of objectives, priorities and strategies outlined within Moore Park Master Plan 2040. The SFS will come a key part of an integrated precinct which will support active and passive recreation opportunities alongside opportunities to engage with high-performance sports, entertainment opportunities and the significance landscape of Moore Park.

Sydney Cricket and Sports Ground Trust will continue to seek opportunities to collaborate with and support the aspirations of Centennial Parklands and Moore Park Trust through the operation of the stadium and future projects.
SJB Architects

We create spaces people love.
SJB is passionate about the possibilities of architecture, interiors, urban design and planning.
Let’s collaborate.

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