

19 December 2025

SSD 9835 Sydney Football Stadium Redevelopment – Precinct Village and Carpark Staging Report

Project Overview and Report Purpose

This report is in relation to Stage 2 of the Sydney Football Stadium (SFS) Redevelopment (SSD 9835) that was approved by the Minister for Planning and Public Spaces on 6 December 2019. SSD 9835 has been modified on ten previous occasions as summarised in Table 1.

Table 1: Modifications to SSD 9835

Modification	Approved	Description
Modification 1	3 April 2020	Amend Conditions B14 and B15 to enable the condition to be satisfied in accordance with the principles and framework prescribed by the Contaminated Land Management Act 1997.
Modification 2	14 December 2020	Reinstate fitness facilities that were previously available within the former SFS.
Modification 3	7 December 2020	Alter the approved mezzanine slabs at the eastern and western stands and relocate the approved administration facilities. Design amendments to the southwestern glazed façade. Inclusion of an additional stadium signage condition.
Modification 4	22 April 2021	Relocate the photovoltaic (PV) cells from the stadium's roof to Level 5 (above the eastern and western plant rooms) and a reduction in the amount of kilowatts peak (kWp) generated.
Modification 5	8 June 2021	Minor modification to correct plan revisions and dates.
Modification 6	29 September 2021	Fit-out, use and operation of the eastern mezzanine of the stadium for the purpose of a dedicated training and administration facility for the Sydney Roosters NRL football club, known as the Sydney Roosters Centre of Excellence.
Modification 7	18 July 2022	Construction of a Precinct Village and 1,500 space multi-level carpark adjacent to the new stadium, incorporating a single storey retail pavilion, four tennis courts, landscaping and the reconfiguration of stadium pedestrian and vehicular access.
Modification 8	15 December 2023	This modification aims to achieve the following: <ul style="list-style-type: none"> - Increase concert events within Sydney Football Stadium from 6 to 20 per year. - Increase concert lengths from 5 hours to 10 hours (twice per year).

		<ul style="list-style-type: none"> - Alter rehearsal and sound test finish time from 7pm to 10pm. - Curfew exemption from Mardi Gras.
Modification 9	21 May 2024	Modified Precinct Village and multi-level carpark staging
Modification 10	17 March 2025	Redesign of Precinct Village and Carpark to interpret the shaft of the disused spur of Busby's Bore and to make other design changes associated with operations of the Sydney Football Stadium.

SSD 9835 MOD 10 was most recently determined by the Department of Planning, Housing and Infrastructure (DPHI) on 17 March 2025 which provided approval for the following changes to the Precinct Village and Carpark (PV&C), including:

- removing car parking spaces from the mezzanine level on the eastern side and providing a double height 'boneyard' space to facilitate on site bump-in and bump-out requirements for events, particularly concerts
- reconfiguring the basement car park structure by increasing the depth of excavation from RL 31.725 to RL 28.925 on the western side and constructing an additional level on the eastern side of the car park, resulting in an increase in the depth of excavation by 3m from existing level of RL 41.760 to 38.760
- reconfiguring the Plaza to facilitate interpretation of the shaft of the disused spur of Busby's Bore, and facilitate compliance with the Everyone Can Play Guidelines and approved tree retention and planting regime.

In accordance with Conditions A25 and A26 of the consent (as modified), a Staging Report must be prepared by a suitably qualified and experienced person(s) prior to commencement of construction. The Staging Report must be approved/endorsed/submitted for information by the Planning Secretary/Certifier and a copy submitted to Council/Certifying Authority/ prior to the commencement of any works. In addition, all mitigation and management measures identified in the Staging Report, must be installed or implemented where reasonable and practical on the site prior to commencement of works on site.

Project Description

BESIX Watpac has been appointed by Venues NSW as Principal Contractor for the PV&C which represents the next stage of development. The PV&C was approved via modification to SSD 9835 on 18 July 2022 by the Minister for Planning and Public Spaces' delegate. In approving the modification, approval was granted for:

- 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;

- 1,500 m2 cafe / retail / restaurants with associated amenities in a single storey pavilion (6 metre) low level;
- customer service office and ticket window; and
- vertical transport provisions.
- Utilities provision augmentation.

Purpose of Staging Report

Conditions A25 and A26 of SSD 9835 provide that that the project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).

The PV&C is proposed to be constructed in five (5) construction stages and three (3) operational stages to respond to the proposed design milestones, construction program and the conditions of approval, and as set out in the Staging Report that has been submitted to the DPHI.

Proposed Construction Staging and Rationale

In accordance with Conditions A25 and A26(a) – (b) of SSD 9835, BESIX Watpac proposes to secure five (5) Crown Certifications (CC) over the course of the construction program works in accordance with the consent as set out in Table 2. The stages respond to the proposed design milestones, construction program and the conditions of approval.

The five CCs are in addition to an Early Works Construction Certificate which was approved prior to BESIX Watpac's appointment as Principal Contractor. The works captured by the Early Works Construction Certificate were completed by John Holland, and were limited Services Diversions and Stormwater Diversion.

Previous revisions of the Staging Report approved by the Planning Secretary were limited to four (4) CCs. This particularly revision of the Staging Report introduces the fifth CC and the three (3) operational stages. The introduction of the addition CC is the result of two key drivers:

- a revised construction methodology to address construction delays encountered following the discovery of the Busby's Bore shaft and tunnel; and
- a requirement to avoid an expansive construction site during the Men's Rugby World Cup 2027 which is proposed to be hosted at Allianz Stadium in October 2027, which includes an exclusivity period which runs from approximately mid-September until mid-November.

The investigations and recording of the Busby's Bore shaft, associated stakeholder consultation and consequential updates to the Heritage Interpretation Plan have contributed to a substantial construction delay, with construction now projected to overlap with the 2027 Men's Rugby World Cup. Given this imposed delay, Venues NSW has opted to explore how to best ensure the site's amenity and public domain is optimal during World Cup fixtures which are expected to attract large crowds. Having considered all available options, Venues NSW has determined that temporary cessation of construction activities and delivery of an 'interim state' is the prudent course of action to ensure convenient, readily accessible and useable space that can accommodate large crowds is available. The potential impacts of not having the temporary plaza during the 2027 Men's Rugby World Cup fixtures would significantly diminish the visitor experience and the amenity of surrounding neighbourhoods. Mitigating these undesirable and unintended consequences will provide a more welcoming, open plaza area during the Rugby World Cup, which is a global sporting event.

Consequently, this Staging Report proposes the delivery of the above ground buildings/structures excluding Tennis Clubhouse, Retail Pavillion buildings and the Pavillion canopy in 2026, and ahead of the 2027 Men's Rugby World Cup. A temporary floor finish will be installed to the areas, flush with the surrounding public domain paving level.

Construction of the Tennis Clubhouse, Retail Pavillion buildings and the Pavillion canopy are proposed to commence following the hosting of the 2027 Men's Rugby World Cup. The use and operation of the stages will be delivered incrementally as construction stages are completed. This Staging Report formalises the operational stages to ensure the PV&C can be used for the benefit of the community.

Table 2: Proposed Moore Park Precinct Village & Carpark Construction Stages

Stage	Proposed Works	Duration	Start Date	Finish Date
Early Works – Completed by John Holland				
CC1	Early Works - Service Diversions and Stormwater Diversion		Complete	
Main Works – Completed by BESIX Watpac				
CC1	Western Carpark - Bulk Excavation to the underside of B03 and retaining walls; enabling and temporary works (for example shoring) Eastern Carpark - Foundation Piles & Civil Works on-ground		Complete	
CC2	Western Carpark - remainder of Bulk Excavation to B04; foundations, inground services and structure to underside of L0 Eastern Carpark - Bulk excavation, foundations, inground services and structure to underside of L0		Complete	
CC3	Above ground structure and services to all levels	6 months	December 2025	May 2026
CC4	Balance of works <u>except</u> for the delivery of the Tennis Clubhouse, Retail Pavillion buildings including retail pergola area, and the Pavillion canopy. It will include a temporary floor finish to the incomplete areas.	9 months	March 2026	December 2026
CC5	The construction of the Tennis Clubhouse, Retail Pavillion buildings including retail pergola area, and the Pavillion Canopy.	12 months	December 2027	December 2028

Achieving compliance across and between stages

Pursuant to Condition A26(c) of SSD 9835, the Construction Environmental Management Plan (CEMP) (including sub-plans) has been developed to address impacts and detail mitigation and management measures for CC1, CC2 and CC3. The CEMP will be reviewed and updated as required

ahead of CC4 and CC5 as required. Compliance with all conditions precedent to commencement will be undertaken for all CCs as outlined in the Staging Matrix provided at Attachment 1.

Proposed Operational Staging and Rationale

In accordance with Conditions A25 and A26(a) – (b) of SSD 9835, we wish to advise the DPHI that there will be three (3) Occupation Certificates (OC) sought for the operational works to be undertaken in accordance with the consent as set out in Table 3 below. The stages respond to the proposed Separable Portion milestones, construction program and the conditions of approval.

Table 3: Proposed Moore Park Precinct Village & Carpark Occupation Stages

Stage	Proposed Works	Proposed Timing
OC1	East Carpark and Plaza excluding the Tennis Clubhouse. Temporary floor finish installed to Tennis Clubhouse area.	October 2026
OC2	West Carpark and Plaza excluding the Retail Pavillion buildings, retail pergola area and Pavillion Canopy. Temporary floor finish installed to the Retail Pavillion buildings, and retail pergola area.	December 2026
OC3	Completion of the Tennis Clubhouse, Retail Pavillion buildings including the pergola area, and Pavillion Canopy.	December 2028

Managing cumulative impacts

Pursuant to Condition A26(d), the proposed staging has been designed to consider the cumulative impacts where information is currently known. The staging strategy defers elements which need finalisation of the construction sequencing or input from third parties (such as subcontractors).

The concurrent completion of works under CC1 and CC2 provided good insight into the potential impacts that may be encountered when works are undertaken under CC3, CC4 and/or CC5. Various management plans held up well and are expected to continue to be relevant for CCs 3, 4 and 5. These plans include: :

- The Construction Traffic and Pedestrian Management Plan which has relied on modelling to quantify expected vehicular movements, volumes on nominated heavy routes and the sizing access points, laydown areas and compound facilities; and
- The Construction Noise and Vibration Management Plan which has relied on modelling to evaluate potential noise and vibration impacts of concurrent activities, determined predicted noise levels and identified appropriate mitigation strategies

CC3 – CC5 will build up these baselines to further consider impacts, including any refinements and lessons learnt following construction commencement. In addition, external construction projects in the road network will be coordinated through the Sydney Coordination Office and in consultation with the proponents of the other major projects in order to identify potential cumulative impacts and potential strategies to minimise these impacts. Feedback received through these consultation strategies will be incorporated into revised sub-plans prior to the Contractor seeking approval of the revised sub-plans. Furthermore, activities will be managed to consider impacts during events within the precinct (such as road closures, restrictions in activities, etc) as per the requirements of Condition C4 of the consent.

Minimal operational impacts are expected as a result of constructing the above ground buildings/structures in a staged manner and temporarily deferring the Tennis Clubhouse, Retail Pavillion buildings and the Pavillion canopy until after the 2027 Men's Rugby World Cup. The plaza is already approved to accommodate crowds during events, and the absence of the Clubhouse, Pavillion Buildings and Pavillion canopy will not impede on crowd movement and circulation.

CC5 will be completed following completion of works associated with CC3 and CC4. The potential cumulative impacts of CC5 are not considered significant given the likely tools and activities are expected to be less intrusive than earlier excavation and basement construction works. It is also worth highlighting that in accordance with Condition A6(c) of SSD 9835, development consent will be required for fit out and use of the western Retail Pavillion tenancies upon completion of CC5 construction activities, providing a future opportunity for operational impacts to be assessed.

The purpose of this document is to address the requirements of Conditions A25 and A26 inclusive as they relate to the five proposed construction stages and three proposed operational stages. This revision of the Staging Report has been prepared in consultation with Savills, the consultant appointed by Venues NSW to manage the post approval activities leading up to the commencement of construction and the future operational stages. Feedback received from Savills has informed the finalisation of this Staging Report.

This Staging Report has been revised as required to reflect the current construction and operational staging and methodology proposed by BESIX Watpac. Further reviews of this Staging Report may be undertaken as required, in response to revised methods and equipment, as well as in response to the monitoring and evaluation of actual impacts. Subsequent updates will accordingly only need to be made only if the construction methodology, impacts or mitigation strategies are required to adopt a different approach. Should updates be required, the Staging Report will be submitted to the Planning Secretary/Certifier for approval.

Qualifications

This Staging Report was prepared by Cate Gehrig and reviewed by Amr Mohamed, both suitably qualified and experienced in construction / project management as well site / project planning, staging and methodologies. They both hold good working knowledge of the relevant standards, specifications and conditions applicable to this project.

ATTACHMENT 1 – Project Staging Matrix