



16 May 2008

Our ref: RJC:LR/07224

Department of Planning
23 Bridge Street
SYDNEY NSW 2000

Attention: Mr Jason Perica, Executive Director, Strategic Sites and Urban Renewal

Dear Jason,

re: SCG Stage 2 – Bradman/Noble Redevelopment

We write on behalf of the Sydney Cricket and Sports Ground Trust ("the Trust") in relation to a Part 3A project application submitted herewith, which seeks the approval of the Minister for Planning for the demolition of the existing Noble and Bradman Stands and modification of the Dally Messenger Grandstand, and the erection of a new grandstand with seating for around 14,000 patrons. This will take the spectator capacity of the Sydney Cricket Ground to 48,000.

1. Purpose of this letter

This letter seeks the Minister's opinion, pursuant to Section 6 of State Environmental Planning Policy (Major Projects) 2005 ("the SEPP") that the above-described proposal, with a capital investment value of \$124 million within the Sydney Cricket Ground is development of a kind that is described in Schedule 2 of the SEPP, and is therefore a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies.

2. Major Projects – SEPP framework

Subsection 6(1) of the SEPP specifies that:-

"Development that, in the opinion of the Minister, is development of a kind:

(a) that is described in Schedule 1 or 2 ...

is declared to be a project to which Part 3A of the Act applies."

Schedule 2 of the SEPP is entitled "Part 3A Projects – Specified Sites". These sites include, under Clause 9, "Sydney – Fox Studios, Moore Park Showground and Sydney Cricket Grounds". Clause 9 of Schedule 2 of the SEPP identifies:-

"Development within the area identified on Map 8 to the Schedule that:

- (a) is the subdivision of land (not including strata subdivision or boundary adjustments), or*
- (b) has a capital investment value of more than \$5 million."*

Map 8 encompasses all of the Sydney Cricket Ground.

3. Lands to which this project application relates

The land to which the project application relates, forms part of the Sydney Cricket Ground, Moore Park, and generally comprises the existing Noble Stand, Bradman Stand, and Dally Messenger Stand. A small part of the proposed new grandstand projects over adjacent land to the east of the Sydney Cricket Ground forming part of the former Moore Park Showground, being land leased by Fox Studios Australia and owned by the Centennial Park and Moore Park Trust. The inclusion of this projection is to be reviewed during the preparation of the Environmental Assessment Report and further refinement of the project application architectural drawings. The extent and nature of the projection have been shown to and discussed with representatives of both Fox Studios Australia and the Centennial Park and Moore Park Trust.

4. Development to which the project relates

The project application, prepared by the Trust, is for the demolition of the Noble Stand and Bradman Stand, and the modification of the Dally Messenger Stand, most notably by removal of the upper tier of seating, and the realignment of the lower tier of seating to be consistent with new seating in the new grandstand.

The Bradman, Noble and Dally Messenger Stands presently have a capacity for 11,275 seats. It is proposed that this be increased to around 14,000 seats, a difference of 2,725 seats.

5. Preliminary Assessment Report

Assuming that the Minister provides an opinion that the new Noble and Bradman Grandstands and modification to the Dally Messenger Grandstand, with a capital investment value of \$124 million is development of a kind that is described in Schedule 2 of the SEPP, and is therefore a project to which Part 3A of the Act applies, we also seek the Director-General's Environmental Assessment Requirements for the project application. In this regard, a Preliminary Assessment Report accompanies this correspondence, along with a completed Major Project application form. We provide herewith:-



- ten (10) A4 copies of the Preliminary Assessment Report along with seven (7) A3 sets of preliminary project application drawings;
- two (2) CD's which contain electronic copies of the preliminary project application drawings and Preliminary Assessment Report; and
- a cheque for \$1,000, payable to the Department of Planning.

Thank you in anticipation of your assistance in this matter. Should you have any queries or require any additional information in relation to the project application, please do not hesitate to contact the Proponent's representative, Mr Bernie Lamerton on 9360 6601 or the undersigned on 9211 4099.

Yours sincerely
BBC Consulting Planners

A handwritten signature in blue ink, consisting of a stylized, cursive 'R' followed by a long, horizontal, slightly wavy line extending to the right.

Robert Chambers
Director

Email bob.chambers@bbcplanners.com.au