

Part 3A – Project Application

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP 08_0103
Project	A proposal for the demolition of the existing Noble and Bradman Stands and modification of parts of the Dally Messenger Grandstand and the erection of a replacement grandstand at the Sydney Cricket Ground, Moore Park, generally as described in a letter dated 16 May 2008 from BBC Consulting Planners to the Department of Planning.
Site	Sydney Cricket Ground, Moore Park
Proponent	Sydney Cricket & Sports Ground Trust ("the Trust")
Date of Issue	10 July 2008 <i>(If the environmental assessment is not exhibited within 2 years after this date, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.)</i>
Special Provision	The Director-General, as the Delegate of the Minister for Planning, formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 11 June 2008.
General Requirements	(1) An executive summary; (2) Detailed description of the project including the: (a) strategic justification for the project; (b) description of the site including cadastral and title details; (c) likely environmental, social and economic impacts; and (d) design, construction, operation, maintenance, rehabilitation and staging as applicable. (3) Consideration of the following with any variations to be justified: (a) all relevant State Environmental Planning Policies, (b) South Sydney Local Environmental Plan 1998. (c) Metropolitan Strategy 'City of Cities' and draft Sydney City Subregional Strategy; (4) Draft Statement of Commitments, outlining commitments to public benefits including State and local infrastructure provision or contributions, environmental management, mitigation and monitoring measures and clear indication of responsibilities; (5) Signed statement from the author of the EA confirming that the information is neither false nor misleading; and (6) Report from a quantity surveyor identifying the capital investment value of the Project.
Key Assessment Requirements	1. Ownership and Title • Land title and ownership details for all parcels of land which form part of the development site. • The Environmental Assessment should address any potential impacts which may affect adjacent operators both during the construction and/or once the new grandstand is in operational use. • Details of lease agreement proposed for the land part of the stadium overhanging into land leased by Fox Studios Australia. 2. Design, Visual Impact & Design Quality Principles • An analysis of the proposal should include existing topography, bulk and scale of existing development (including existing SCG grandstands), building heights, view corridors, streetscape and address, vehicular and pedestrian connectivity, entry points, traffic management and hierarchy. • Include the number of seats proposed under the proposal and the existing and proposed total number of seats for the SCG as a whole. • The report should also include the analysis of privacy, views and overshadowing,

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including shadow diagrams, on key buildings at Fox Studios as well as any impact on future redevelopment options of these buildings. All impacts should be minimised and mitigated where appropriate.

- Photomontages
- Compatibility with the Hill grandstand in terms of height, scale, design and roof form.

3. Conservation & Heritage

- The design of the grandstand should take into account and fully address the heritage and conservation status of SCG.
- A Heritage Impact Statement (HIS) should be prepared to address the impacts of demolition of the Noble and Bradman stand.
- It should also address impact and management of key heritage items on the site such as the Members stand and Ladies stand as well as those in the surrounding area that are identified as having heritage significance as well as addressing impacts and management on any potential archaeological relics.

4. Traffic, Public Transport and Car Parking

- Include a detailed explanation of any traffic public transport and parking impacts arising from the resulting additional patrons. This should address traffic generation, access, circulation and servicing and different operational scenarios and peak events within the SCG and the other facilities within this precinct.

5. Lighting Emission

- Location of new light towers and specifications.
- Demonstrated that the luminance will not exceed relevant guidelines and legislation.

6. Acoustics & Noise

- Construction noise impacts (e.g. the effects of noise omission on Sound Stages as well as adjacent tenants of Fox Studios Australia) should be addressed against relevant guidelines and legislation, such as NSW DEC (EPA) guidelines in consultation with relevant agencies where appropriate.

7. Waste Management

- Address waste management issues during demolition, construction and operational stages; likely quantities, proposed disposal destinations and best practices for safe handling and disposal should be in accordance with WorkCover's Occupational Health and Safety requirements.

8. Environmental Management / Ecological Sustainable Development

- Demonstrate how the development will satisfy ESD principles including water management and reuse, energy efficiency, recycling and waste disposal.
- An Environmental Management Plan should be submitted which identifies and demonstrates a commitment to positive environmental management.

9. Utilities Management

- In consultation with relevant agencies, the Environmental Assessment should address the existing capacity and requirements of the development for water supply, wastewater, stormwater, electricity, waste disposal, communications and gas. Any staging, if any, of infrastructure works should be identified accordingly.

10. Construction Management

- Address all impacts from demolition and construction in particular on traffic, roads, access, noise, vibration, air quality and stormwater. Management strategies for these should be prepared in accordance with relevant guidelines and legislation, such as

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	RTA and DECC guidelines in consultation with relevant agencies and adjacent landowners. • Address construction staging in the context of SCG operational requirements on event days and any proposed staging of occupation of the grandstand during the overall construction period.
Consultation Requirements	You should undertake an appropriate and justified level of consultation with the following relevant parties during the preparation of the Environmental Assessment: ▪ City of Sydney Council; ▪ Department of Environment & Climate Change; ▪ Roads and Traffic Authority; ▪ State Transit Authority; ▪ Ministry of Transport; ▪ Centennial Park and Moore Park Trust; ▪ Fox Studios Australia; ▪ NSW Heritage Council.
Deemed refusal period	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
Application Fee Information	The application fee is based on Capital Investment Value of the project as defined in the <i>Major Projects SEPP</i> and as set out in Clause 8H of the <i>Environmental Planning and Assessment Regulation 2000</i>. To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.
Landowners Consent	Landowner's consent is to be provided in accordance with clause 8F of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	Ten (10) hard copies of the EA with plans to be to scale and A3 in size Ten (10) copies of the Environmental Assessment and plans on CD-ROM (in PDF – please ensure all files are less than 2Mb in size).